



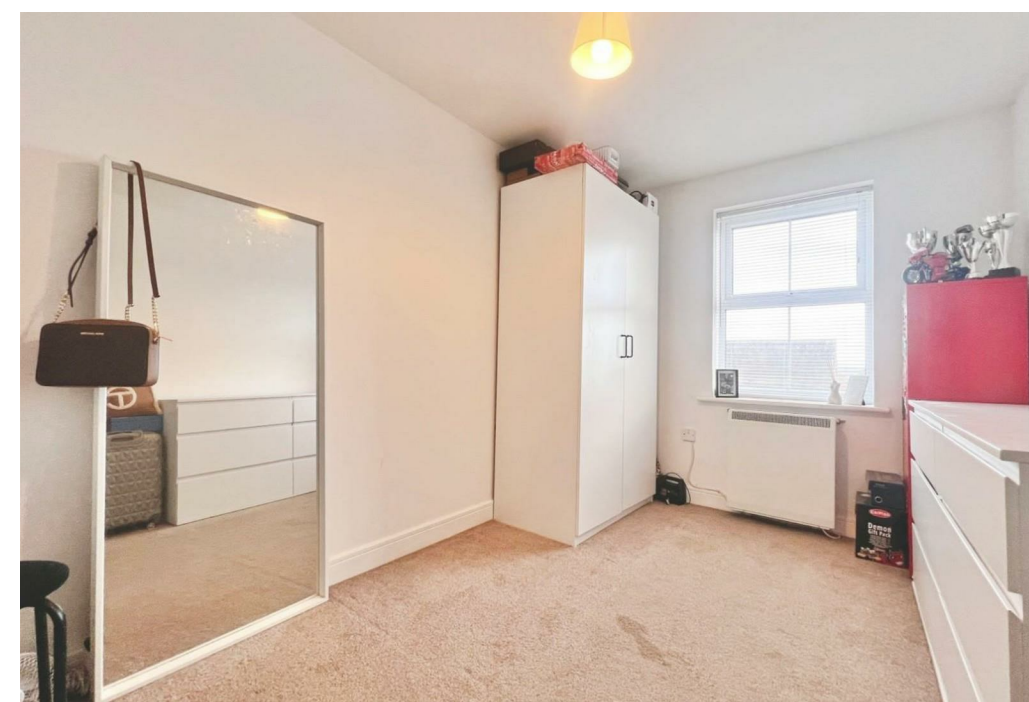
Swaffer Way,
Ashford,
TN23 5JE

£195,000

 2  1  1  C

A two-bedroom top floor apartment, brought to the market with no onward chain situated within the popular Singleton area of Ashford.

The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.



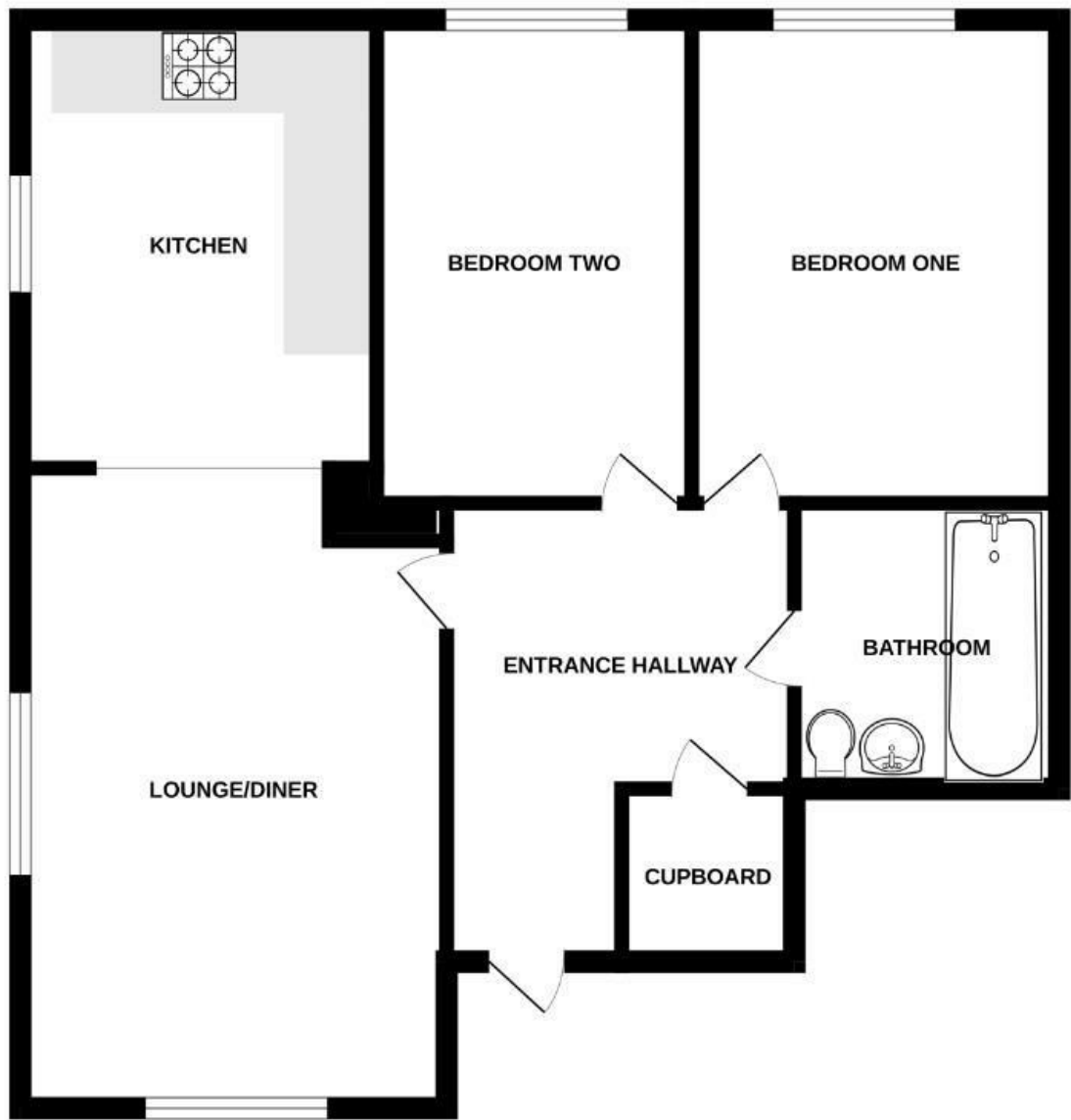
As you enter this apartment the space on offer is apparent. The entrance hall provides a handy place to kick off your shoes and hang up your coat in the storage cupboards, providing essential space to deal with all that comes with family life. The 'hub' of the apartment is without a doubt the large open plan lounge/kitchen dining room - a room that is prime for entertaining guests! The room is flooded with natural light thanks to both the windows in lounge & kitchen!

The kitchen section offers plenty of space for the required appliances whilst offering enough worktop space as well as wall and base units to stow away all those pots and pans. Across the hall you will find one of two large double bedrooms - The master bedroom is plentiful in floor space and ideal for a large double bed. A real bonus for this two-bedroom apartment is that it offers 2 double bedrooms!

The guest bedroom; again a well proportioned room with window overlooking the surrounding greenery and walk ways around Singleton. Finishing the homes accommodation nicely is a large family bathroom with shower over bath, wash hand basin & W/C.

We feel that this property is perfect for a first-time buyer or investment purchase. The property benefits from an allocated parking space for residents, there are also spaces around for guests & visitors.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: B B

- Purpose built, 2nd floor 2 bedroom apartment
- 2 Spacious double bedrooms
- Family bathroom servicing both bedrooms
- Allocated residents parking space (1)
- Open plan lounge/diner
- Large kitchen with a number of wall & hung base units
- No onward chain complications
- Service charge: £1,732.20pa, Ground rent: £150.00 approx Lease length: 175yrs
- EPC: C (79) Council Tax Band: B
- Popular Singleton area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.