



Matfield Close,
Ashford,
TN23 5FE

£170,000

2 1 1 C

Hunters are pleased to welcome to the market, this two bedroom ground floor apartment.

The apartment is located on the ground floor and offers spacious accommodation. You will discover two double bedrooms, both serviced by the family bathroom. The family bathroom consist of bath with an over head shower, basin and w/c. Across the hall is the well proportioned open plan living area, a great space the family to unwind in, there is also the bonus of french doors that invite you out onto the properties balcony. Beyond the living space is a kitchen, which offers plenty of wall and base units as well as space for free standing appliances. There is an allocated parking space, directly next outside the french doors, allowing easier access.



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We feel that this property would make an ideal first time purchase or a buy to let investment. It is located in Stanhope which is a popular residential area in South Ashford offering easy access to great transport links and local amenities such as schools and shops. It is situated within a 10 minute drive or a short cycle from Ashford International Station which offers high speed services to London St Pancras and Eurostar services to Paris.

All mains services are connected, but none have been tested by the agent.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb

- **Two bedroom ground floor apartment**
 - **Two spacious double bedrooms**
 - **Bathroom servicing both bedrooms**
 - **Open plan lounge/diner/kitchen**
 - **Patio doors leading from lounge/diner**
- **Close to Ashford Town Centre and local shops**
 - **EPC Rating: C**
 - **Council Tax Band: A**
 - **Lease length: 109 yrs remaining**
- **Ground rent: £75 per annum, Service charge £1,459.92 per annum**



Tenure: Leasehold
Council Tax Band: A

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.