

Galloway Drive, Kennington, TN25 4QQ

Offers In Excess Of £170,000



- Two bedroom ground floor apartment
- Open plan living style
- En-suite to principal room and main bathroom
- Service charge: £1,900.30 per annum
- Council Tax Band: B EPC: D (61)

- Sought after Kennington location
- Two spacious bedrooms
- Allocated parking
- Ground rent: £125 per annum
- Lease remaining: 103 years

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Hunters are pleased to present to the market this well appointed two bedroom ground floor apartment located with the sought after location of Kennington. The ground floor apartment is sure to suit a verity of buyers, from first time buyers, and those whom may be looking to downsize to gain ground floor living at the fraction of the cost of a bungalow!

As you arrive to your new home, you'll note the wrap around green lawn that surrounds your property which separates you from the car park; upon entry, you'll arrive in a light and airy entrance hall that also offers a handy storage cupboard, ideal to kick off your shoes and hang up your coat, keeping it neatly tucked out of the way. On your left hand side, you will find the guest bedroom, certainly large enough for a double bed and other bedroom furniture. Next door, is the family bathroom, which services bedroom two; the bathroom itself consists of a shower over bath, shower-screen, wash hand basin and W/C.



As you follow the hall round to the reception room, which is where you will discover the 'hub' of the home, a spacious reception/dining room along with a separate well appointed kitchen. The kitchen itself offers ample array of wall and base units providing plenty of space for free standing appliances if needed. The lounge is the perfect spot to leave those double patio doors open and gaze out, or even pop a table and chairs outside and dine alfresco in the warmer summer evenings.

The master bedroom is located to the end of the hall and offers an en-suite shower room, a huge bonus for this flat boasting two toilets! Ensuring there are no que's for the bathroom in this property in the morning rush! In our opinion, this apartment is being brought to the market in good order whilst still allowing the new owner to add their stamp to this neutral canvas!



Externally, there is designated parking for the property, under a handy covered space under a barn style-type car port. The patio doors lead to a small outside patio area and large communal laid to lawn area.

Mains services are connected, except gas (electric central heating) 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: 49mb Superfast :10000mb Ultrafast :10000mb

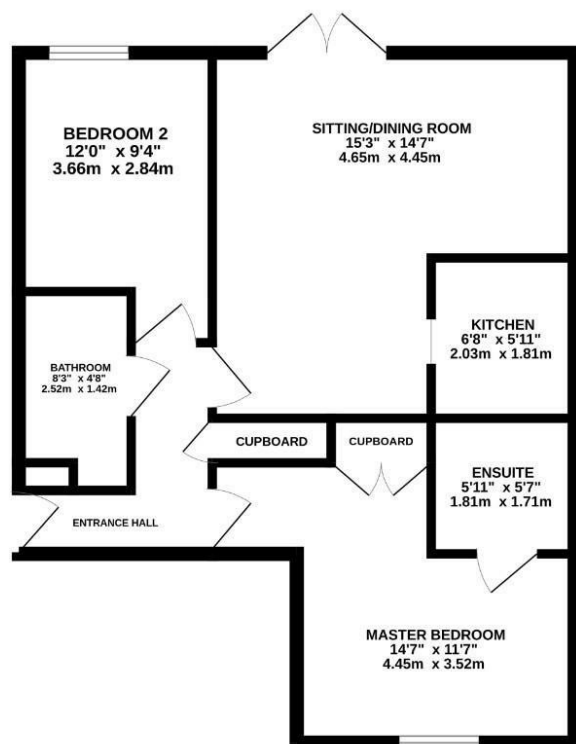
Information sourced from Street Insights.



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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 misstatement. 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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Viewings

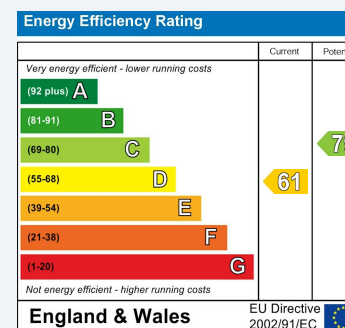
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.