



**Hedgers Way, Kingsnorth, Ashford, TN23 3GN**  
Asking price: Offers In Excess Of £200,000



**Elevate your lifestyle with this beautifully appointed top-floor, two-bedroom apartment, located in the highly desirable Chartfields development in Ashford. From the moment you step inside, you're greeted by a sense of calm, comfort, and contemporary style that makes this apartment truly stand out.**



**At the heart of the property lies a wonderfully spacious open-plan lounge and dining area, bathed in natural light, boasting charming double doors that open to a delightful Juliet balcony, inviting in soft breezes and offering the perfect backdrop for morning coffees or peaceful evenings. This uplifting space flows effortlessly, in the separate, modern kitchen, fitted with ample wall & base units, providing plenty of storage space with room for free standing appliances -perfect for those who love to cook or simply enjoy a stylish, clutter-free environment.**

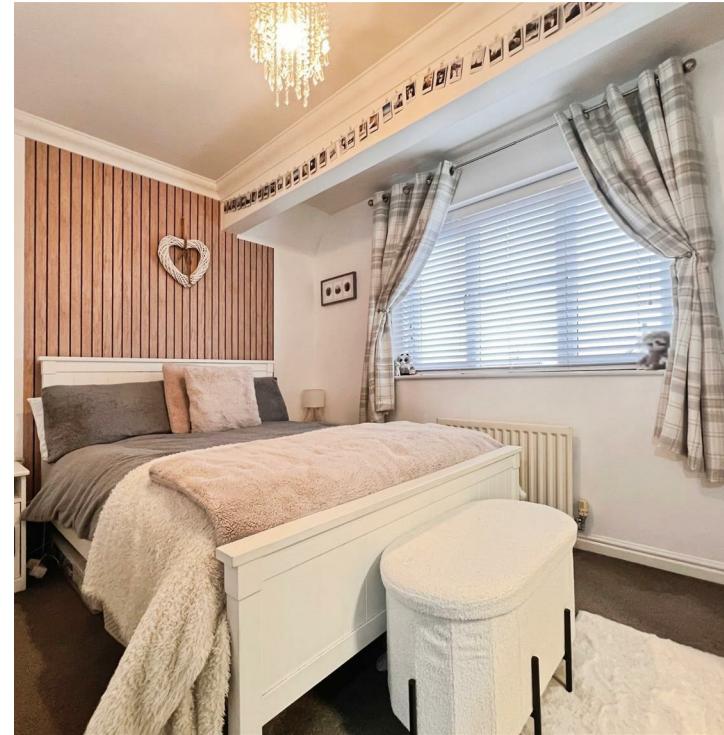


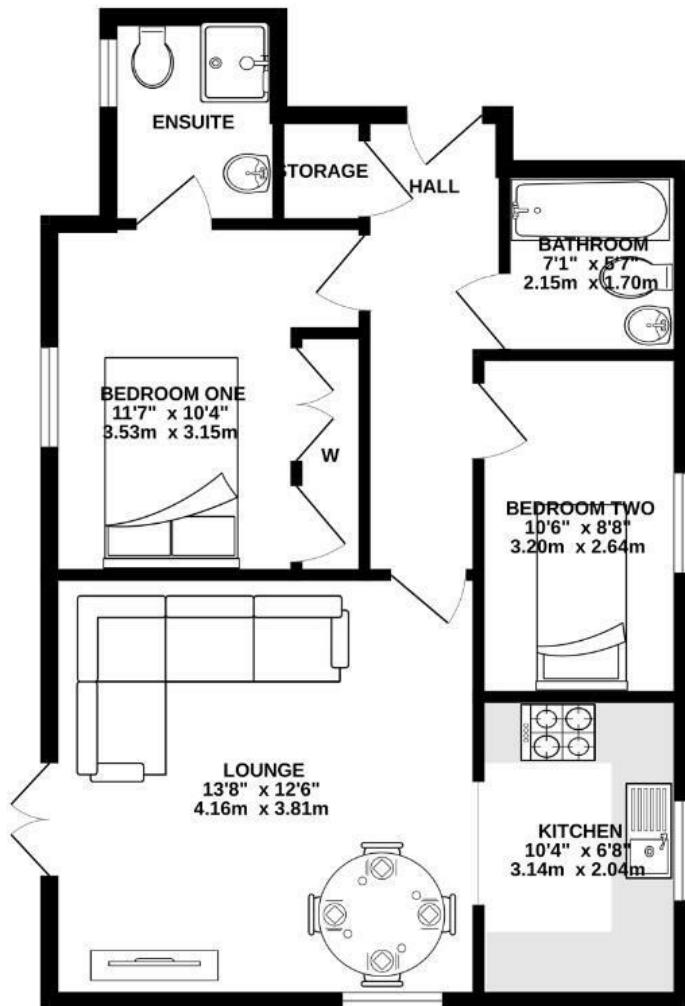
**The primary bedroom is a serene retreat, complete with a sleek en-suite for added privacy and luxury. The second bedroom is impressively generous, offering wonderful versatility whether used as a guest room or home office. A fresh and contemporary family bathroom completes the home, allowing comfort and convenience for all.**



**Immaculately presented and filled with natural light, this apartment offers far more than meets the eye, delivering exceptional space, modern elegance, and a lifestyle that young couples and first-time buyers will adore. Set within the sought-after Chartfields community, you're surrounded by green spaces, local amenities, and excellent transport connections, making daily life both easy and enjoyable. A delightful home that promises style, comfort, and an enviable way of living—one not to be missed.**

- A well presented, 2 double bedroom, Top floor apartment
- Master with en-suite shower room & built-in storage cupboards
- Allocated parking to rear of apartment (1 space)
- Kitchen with plenty of space for free standing appliances
- Service charge: £1,730 pa, Ground rent: £250 per year
- Two spacious double bedrooms
- Family bathroom servicing bedroom 2
- Open plan lounge/diner with juliet balcony & double doors
- EPC Rating: C (79) - Council Tax Band: B
- Lease length: 106 years remaining





# 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.

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

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.

**Viewings** Please contact [ashford@hunters.com](mailto: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.



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