

Angus Drive, Kennington, Ashford, TN24 9HW

**Asking region of: Asking
Price £199,995**





Located in the desirable Kennington area of Ashford, this splendid first-floor apartment on Angus Drive offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this home is ideal for couples, small families, or those seeking a peaceful retreat close to urban amenities.

The apartment boasts a spacious reception room that serves as a welcoming hub for relaxation and entertainment. The separate kitchen is a standout feature, equipped with modern fixtures and fittings, including an AEG oven and hob, making it a delight for any cooking enthusiast. The family bathroom is fully tiled, providing a sleek and contemporary space for your daily routines.



Natural light flows through the apartment, with both bedrooms offering delightful views of the surrounding greenery, creating a serene atmosphere. The property is well-presented throughout, ensuring that you can move in with ease and enjoy your new home from day one.

Location is key, and this apartment does not disappoint. It is conveniently situated near Sainsbury's supermarket for your everyday needs and is just a short distance from Eureka Park, which offers a variety of eateries and leisure options. Additionally, the excellent transport links to the nearby train station make commuting a breeze, connecting you to the wider area and beyond.

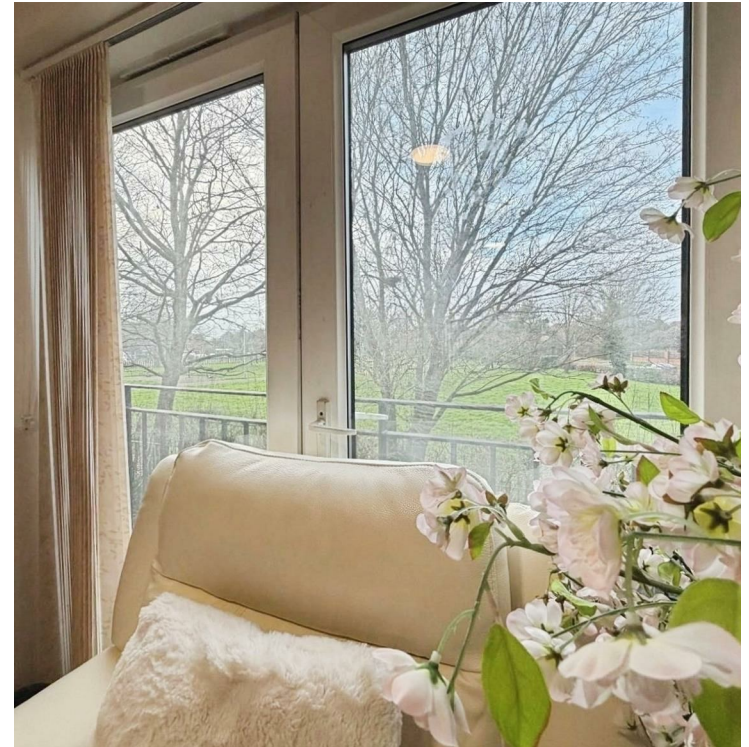


Further benefits of this apartment are: A larger than average apartment, full tiled bath-suite with window plus shelves built in (ROCA sanitary ware) Made to measure 'Hilary' Blinds, Two storage cupboards within, Modern radiators throughout & ample visitor parking provided.

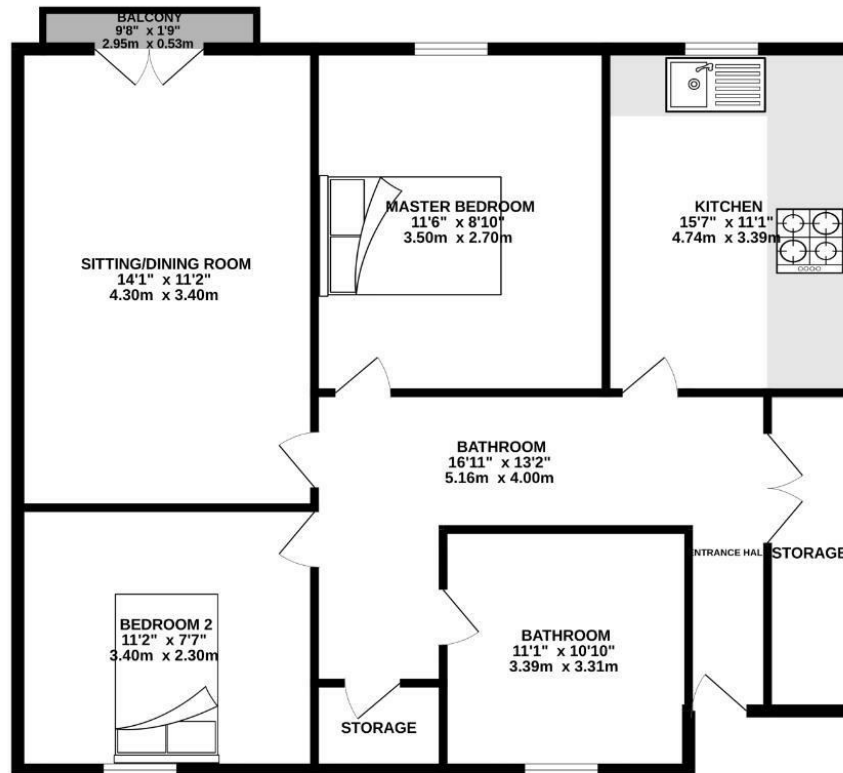
In summary, this immaculate two-bedroom apartment on Angus Drive is a rare find in a sought-after location, combining modern living with easy access to local amenities and transport. Don't miss the opportunity to make this charming property your new home.



- A fantastically well presented 2 bedroom, 1st floor apartment
- A generous open plan lounge area with smartly placed windows
- Quality fixtures & fittings throughout the apartment
- Two, Good sized double bedrooms, bathed in natural light
- Allocated parking space (1) - EPC Rating: B (82) - Council Tax Band: B
- Light & spacious accommodation maximising natural light
- A separate, kitchen area, fitted with "AEG Oven"- Practical for family life
- A fully tiled family bath-suite with shower over bath
- A popular Kennington Location - Good M20 & London Links
- Service Charge: £1,400 - Ground rent: £250.00 - Lease length: 103 yrs



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 operation 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

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.