

for sale

offers in excess of **£230,000**



## John Amore Lane Ashford TN23 3SY

Connells are delighted to offer this top floor apartment with open-plan living, en-suite, family bath, community green space & prime access to M20, shops & Ashford town centre/ train station.



# John Amoores Lane Ashford TN23 3SY

## Agents Note

6' 8" x 6' 8" ( 2.03m x 2.03m )

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

## Kitchen/Dining/Living Room

28' 9" x 16' 8" ( 8.76m x 5.08m )

## Balcony

## Bedroom 1

11' 4" x 10' 4" ( 3.45m x 3.15m )

## En-Suite

7' 3" x 3' 9" ( 2.21m x 1.14m )

## Bedroom 2

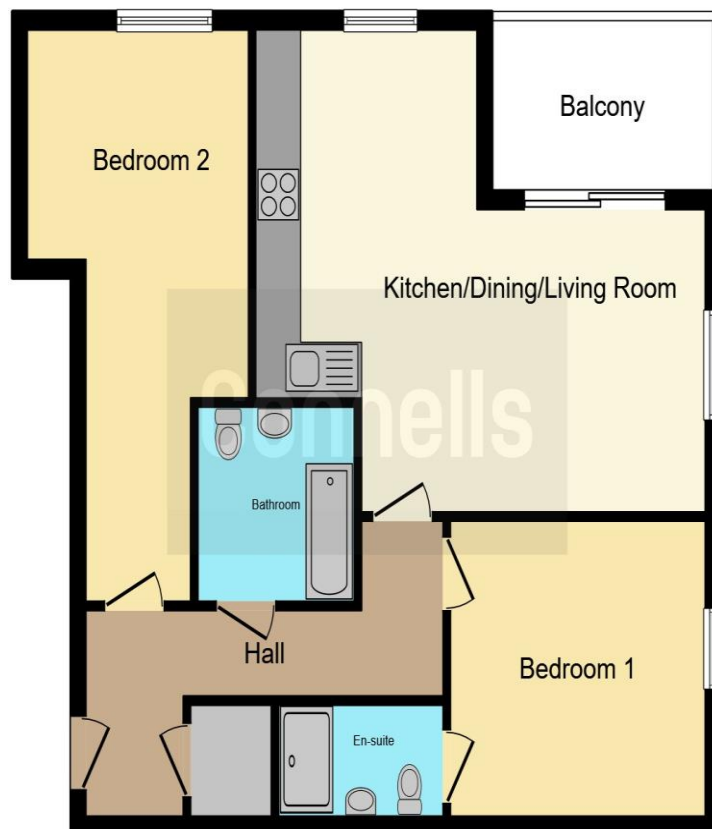
9' 8" x 8' 4" ( 2.95m x 2.54m )

## Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01233 622206**  
**E [ashford@connells.co.uk](mailto:ashford@connells.co.uk)**

77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH408384 - 0009

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1870.00

Ground Rent: 180.00

**view this property online [connells.co.uk/Property/ASH408384](http://connells.co.uk/Property/ASH408384)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)