

ASPEN
SALES & LETTINGS

49A Clarendon Road, Ashford, TW15 2QA

£200,000

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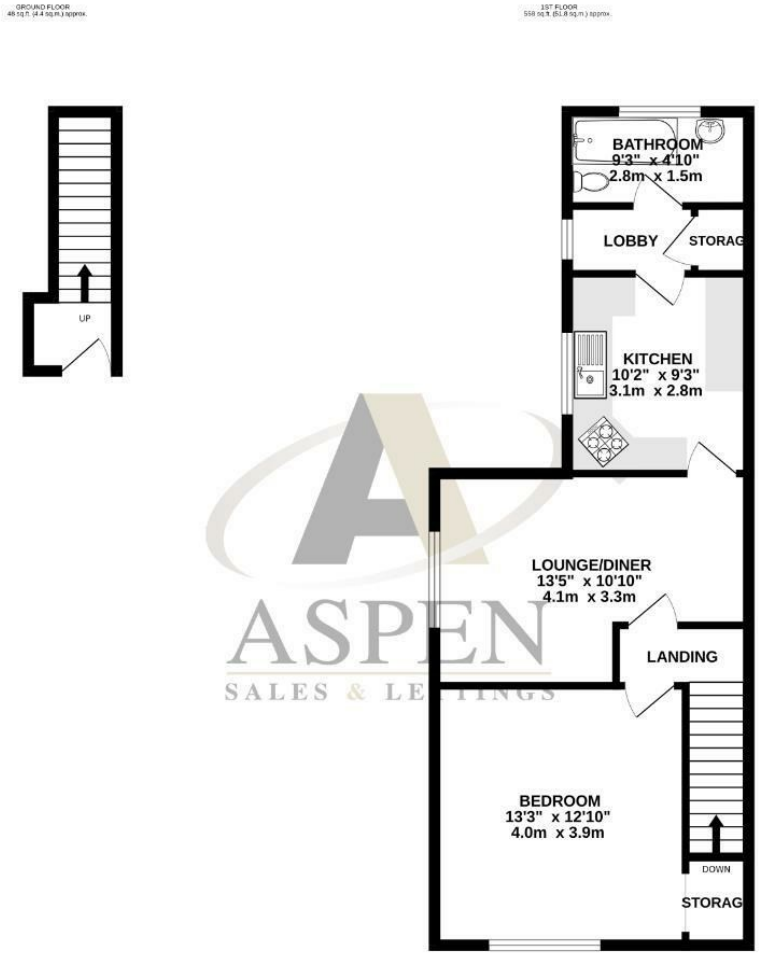
Offered to the market with a brand-new lease of approximately 150 years, this unique one-bedroom first floor maisonette presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally situated in the heart of Ashford, just a short walk from the town centre and mainline station, the property benefits from its own private front door, a separate fitted kitchen and an allocated parking space to the rear. Forming one of just two properties within the building, it offers a rare sense of privacy and independence, together with the added benefit of no ground rent or service charges.

Sensibly priced to reflect the opportunity for updating, the property provides buyers with the chance to modernise and add value to suit their own tastes. Combining an excellent central location with a long lease, low ongoing costs and unique maisonette-style living, this is a fantastic opportunity that is likely to appeal to a wide range of purchasers. Early viewings are highly recommended. Call Alex White and his market leading sales team at Aspen estate agents.





Floor Plan



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TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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.
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Features

- Brand-new lease of approximately 150 years
- Unique first floor maisonette with its own private front door
- Spacious one double bedroom accommodation
- Allocated parking space to the rear
- Sensibly priced to reflect the opportunity for updating and adding value
- No ground rent and no service charges
- Forms one of just two properties within the building
- Separate fitted kitchen
- Short walk to Ashford town centre and mainline station
- Ideal purchase for first-time buyers, investors or downsizers

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Tenure - Leasehold Council Tax Band - B

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