



## 32 Forest Avenue

Orchard Heights, TN25 4GB

Offers In Excess Of £200,000

Wonderfully spacious lower ground floor maisonette, offered for sale with no onward chain.

This delightful home offers light and airy accommodation comprising an inviting hallway, sitting/dining room, two bedrooms, en suite and family bathroom/WC.

Allocated parking is available in the residents parking area along with additional visitors spaces.

Leasehold - 84 Years Remaining.

Management Charge - £2,207.67 (2025)

Ground Rent - £325

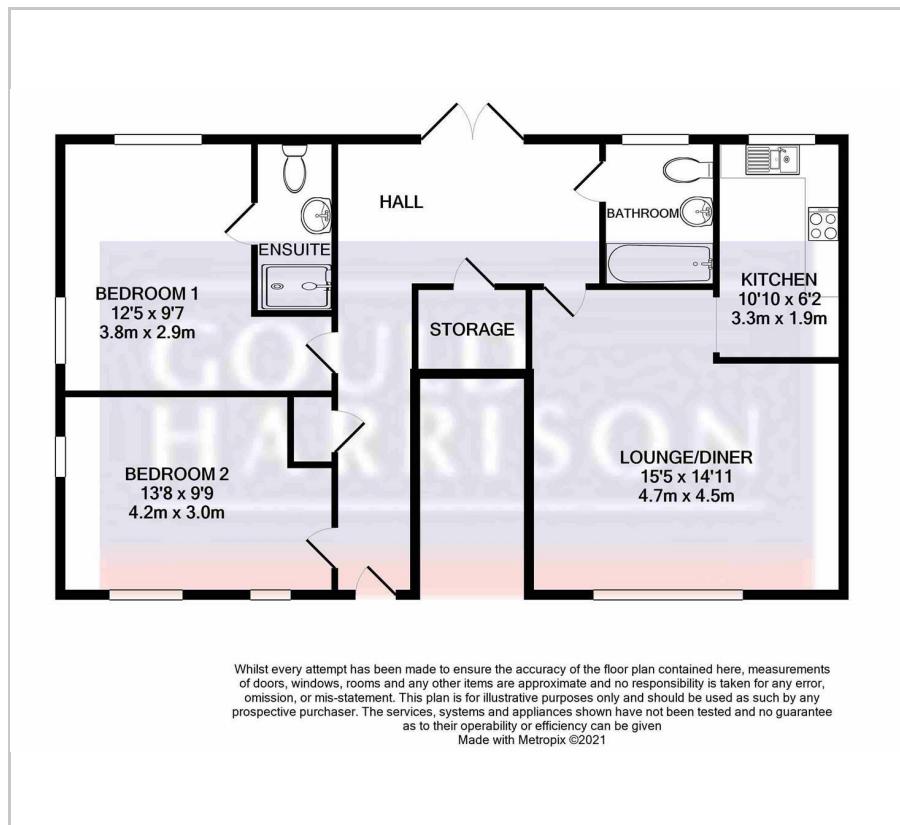
### Viewing

Please contact our Ashford Office on 01233 646411 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- OPEN PLAN KITCHEN/LIVING SPACE
- ALLOCATED PARKING
- NO ONWARD CHAIN
- LEASEHOLD - 84 YEARS REMAINING
- MANAGEMENT CHARGE £2,207
- GROUND RENT £325 PER ANNUM
- APPROX 764 SQFT



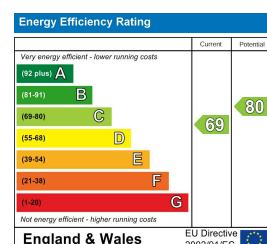
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.