



Connells

Godinton Road
Ashford



Property Description

A well-presented one-bedroom first-floor flat offered with a share of freehold and positioned within easy reach of Ashford town centre and the mainline train station. The property provides a comfortable layout with a bright lounge, a separate kitchen with good storage, a double bedroom and a modern bathroom. Its first-floor setting gives a sense of privacy while still benefiting from the convenience of nearby shops, cafés, transport links and everyday amenities. This home suits anyone looking for a well-located and low-maintenance property close to the heart of Ashford.

Agents Note

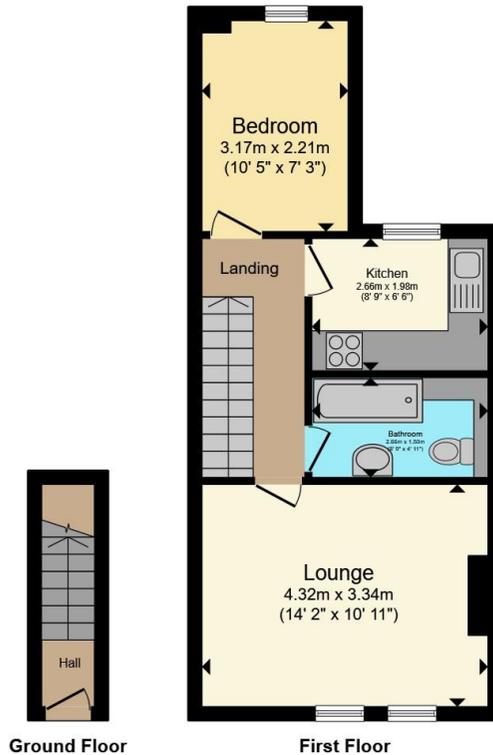
There is an existing right of way at the property, please enquire with the branch for further details.

Agents Note

The term of the lease is 99 years from 29/05/1986 which means there are currently 59 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. However, the vendor has advised that the lease will be changed to a new 99 year lease upon to completion.







Total floor area 40.3 m² (433 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01233 622206
E ashford@connells.co.uk

77 High Street
ASHFORD TN24 8SF

EPC Rating: E Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/ASH408774](https://www.connells.co.uk/Property/ASH408774)

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 May 1986. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ASH408774 - 0004