

for sale

offers in excess of **£300,000**



Conningbrook Avenue Kennington Ashford TN24 9FB

An immaculately presented two bedroom home located on the ever desirable Conningbrook Lakes development in Ashford, Kent. For your chance to view, please call the sole agent Connells before it's too late.



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Entrance Hall

Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

Kitchen

12' 8" x 7' 1" (3.86m x 2.16m)

Bedroom 1

10' 8" x 10' 1" (3.25m x 3.07m)

En-Suite

2' 9" x 9' 8" (0.84m x 2.95m)

Bedroom 2

14' 2" x 11' (4.32m x 3.35m)

Bathroom

7' x 6' 6" (2.13m x 1.98m)

Front & Rear Garden

Agents Note

The sellers advise that they pay £365 per annum as a contribution towards upkeep.







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

To view this property please contact Connells on

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 ASHFORD TN24 8SF

Property Ref: ASH408325 - 0011

Tenure: Freehold EPC Rating: B

Council Tax Band: C

view this property online connells.co.uk/Property/ASH408325



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.

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