George Street, Ashford, TN23 7AG

Offers In The Region Of £190,000

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A spacious one bedroom, 2nd floor - no onward chain apartment, with its own balcony in this centrally located modern development. We've found that George Street has really appealed to many first time buyers seeking a sleek 'lock up and leave' style apartment with its own concierge and communal meeting areas

Take the lift to your level, and walk into your new apartment, entered by the entrance hall, providing a storage cupboard. There's a spacious open plan entertaining space that is the real hub of the home. The fitted kitchen is finished in a sleek navy and white with contrasting counter-tops with the essentials integrated. The lounge and dining space are complimented well by the balcony that the apartment offers, allowing light to enter this wonderful open space.

The hall gives access to the master bedroom and shower room. Located opposite is a large handy storage cupboard which can be utilised in many ways and currently contains the washer/dryer, easing the strain on all that comes with day to day life. The bathroom services the large double bedroom, which is spacious, offering a large walk in shower, as well as wall hung wash hand basin & w/c, finishing the apartments accommodation off well.

We truly feel that this property would suit a wide variety of buyers, first time buyers, investment buyers or those looking to downsize. The property is within close walking distance of Ashford town centre, which offers a vast range of leisure facilities with shops, cafes and restaurants. Ashford International train station is within walking distance and provides regular high-speed services to London in 38 minutes. The property is also well-served with other good transport links with bus services and the M20 motorway providing fast access to the Channel Tunnel and the port of Dover.

All mains' services are connected, but none have been tested by the agent.
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

- 2nd floor, 1 bedroom apartment
- Lift access to all floors
- Fitted kitchen with integrated appliances
- Lease remaining: 243 years
- EPC: B (83) Council tax band: B
- No onward chain complications!
- Stunning open plan kitchen/lounge/diner with balcony access
- Concierge and communal meeting areas
- Ground rent: £175 per annum Service charge: £1,746 per annum
- Located a short walk from Ashford International Railway Station

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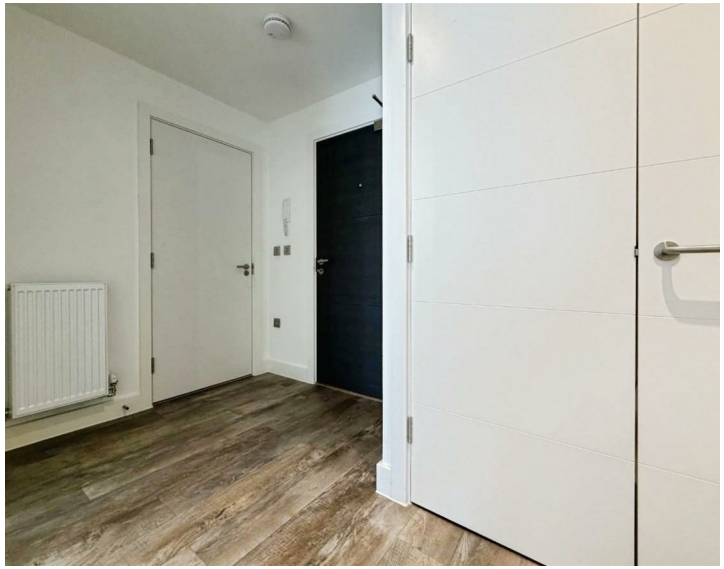

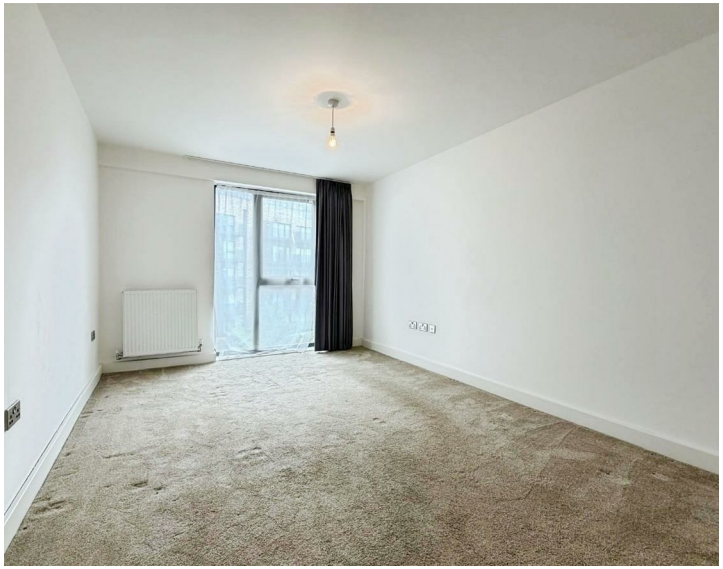

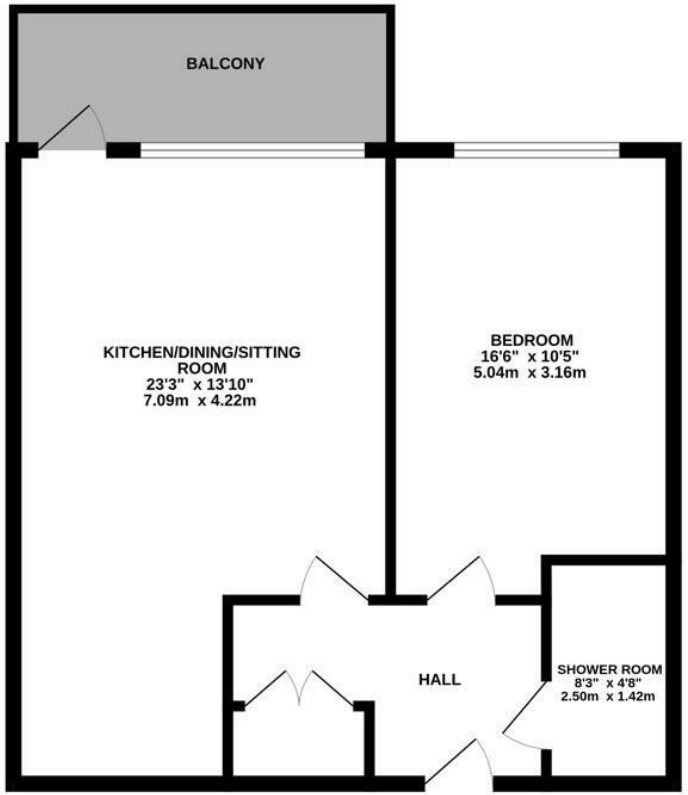

TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

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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Viewings

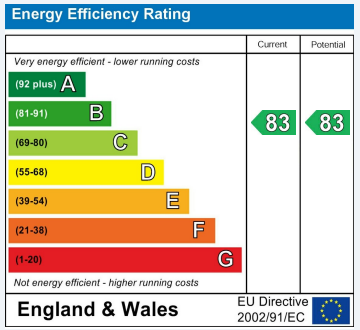
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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