

for sale

offers in excess of

**£130,000**



**Elwick House Elwick Road Ashford TN23 1AU**

This is a well maintained second floor flat in a prime central location. Being sold with no onward chain really does mean you can be in sooner than you think.



# Elwick House Elwick Road Ashford TN23 1AU

## Open Plan Kitchen/Studio Area

15' x 17' 1" ( 4.57m x 5.21m )

## Bathroom

7' x 5' 7" ( 2.13m x 1.70m )





To view this property please contact Connells on

**T 01233 622206**  
**E ashford@connells.co.uk**

77 High Street  
ASHFORD TN24 8SF

Property Ref: ASH407505 - 0009

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2750.00

Ground Rent: 250.00

**view this property online [connells.co.uk/Property/ASH407505](http://connells.co.uk/Property/ASH407505)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2016. 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.

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