



Jackie Quinn
estate agents

4 Timberhill, Ashted

Guide Price **£375,000**

A beautifully presented, two double bedroom, first floor maisonette situated in a highly convenient location in the heart of Ashted Village. An ideal first time buy or investment opportunity, the property has a spacious reception room, contemporary fitted kitchen and bathroom and is set in beautifully maintained, communal grounds. The property has a garage en-bloc and benefits from a long lease and low service charges and ground rent – please see details below.

An ideal first time buy or investment opportunity (estimated monthly rental figure £1,650pcm).

Leasehold

Lease : 900 years from 25th April 1969

Service charge : £263.12 paid twice a year - from March to September and then again September to March.

Ground Rent : £25 per annum

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

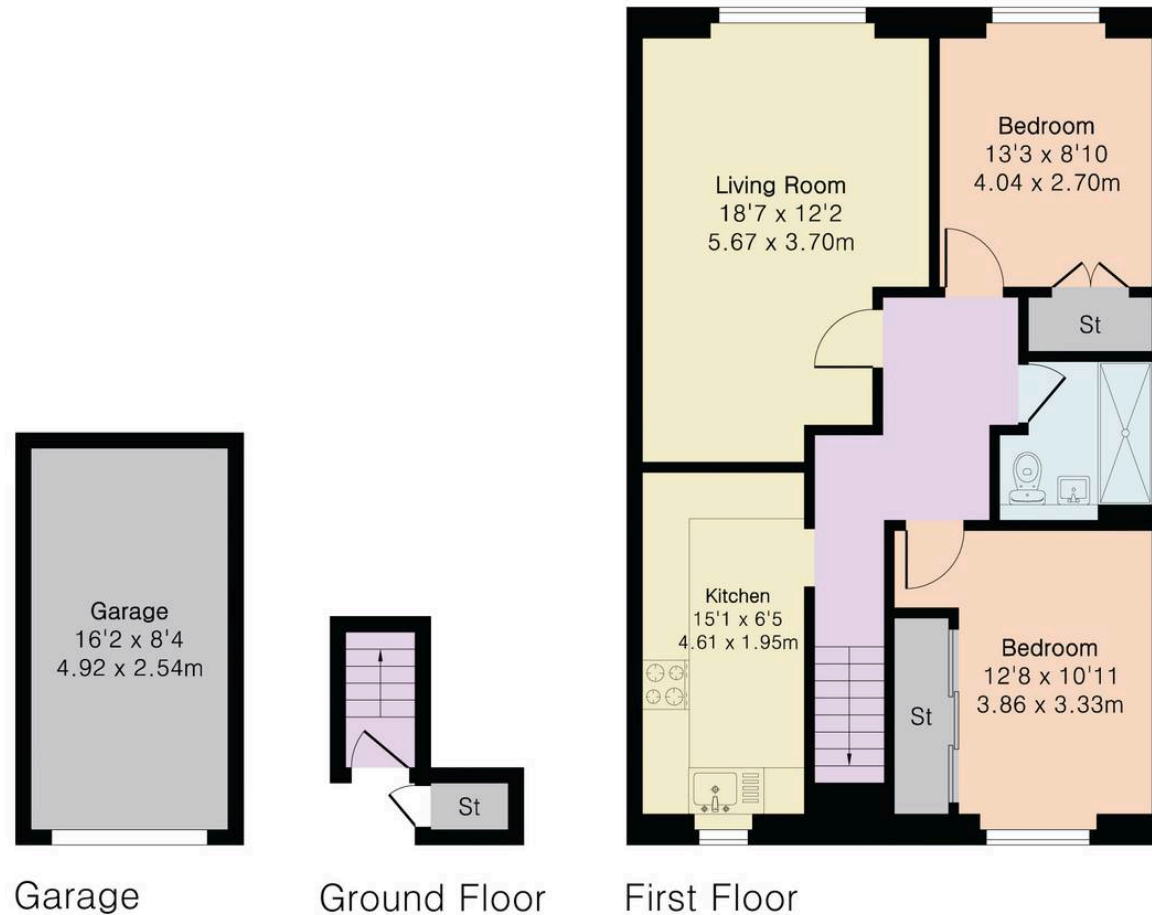
- Beautifully presented two double bedroom first floor maisonette
- Heart of Ashted Village
- Ideal first time buy or investment opportunity
- Low service charge and ground rent
- Garage en-bloc
- Beautifully maintained communal gardens





**Approximate Gross Internal Area 760 sq ft - 70.6728 sq m
(Excluding Garage)**

Ground Floor Area 23 sq ft – 2.1750 sq m
First Floor Area 737 sq ft – 68.4978 sq m
Garage Area 135 sq ft – 12.4968 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • ashted@jackiequinn.co.uk • www.jackiequinn.co.uk/

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