

for sale

guide price **£170,000**



Ryeland Way Kingsnorth Ashford TN25 7FU

Welcome to this beautifully presented two-bedroom, first-floor apartment located in the sought-after Bridgefield development in Ashford, Kent. Available now, this spacious home offers modern living with excellent access to the M20, making it ideal for commuters heading to London or the coast.



Ryeland Way Kingsnorth Ashford TN25 7FU

Open Planned Lounge/Kitchen

27' 8" x 10' (8.43m x 3.05m)

Bedroom 1

17' x 8' 3" (5.18m x 2.51m)

Bedroom 2

12' 7" x 8' 1" (3.84m x 2.46m)

Bathroom

Outside

Allocated Parking



Agents Note

'Vendor advises that £150.78 is paid per annum Ground Rent and that No Service Charge is paid'

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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

T 01233 502020
E parkfarm@connells.co.uk

Unit 3 Moatfield Meadow Kingsnorth
 ASHFORD TN23 3LU

Property Ref: PFM406505 - 0014

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1809.36

Ground Rent: 150.78

view this property online
connells.co.uk/Property/PFM406505

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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