



Connells

Bentley Road
Willesborough Ashford

Bentley Road Willesborough Ashford TN24 0HP

for sale
£180,000



Property Description

The property provides spacious and well-proportioned accommodation throughout and benefits from a private garden, ideal for outdoor entertaining and relaxation. In addition, the flat enjoys a dedicated parking space on the driveway, providing convenient off-road parking.

Currently let at £1,100 per calendar month, this property offers an attractive investment opportunity for landlords seeking a ready-made addition to their portfolio with an established rental income from day one.

Conveniently located for Ashford town centre, local amenities, transport links and schools, the property is ideally positioned for both tenants and owner-occupiers alike.

Also benefits from a substantial outbuilding which would be ideal as an annex (STPP), working from home or running a business.

Agents Note

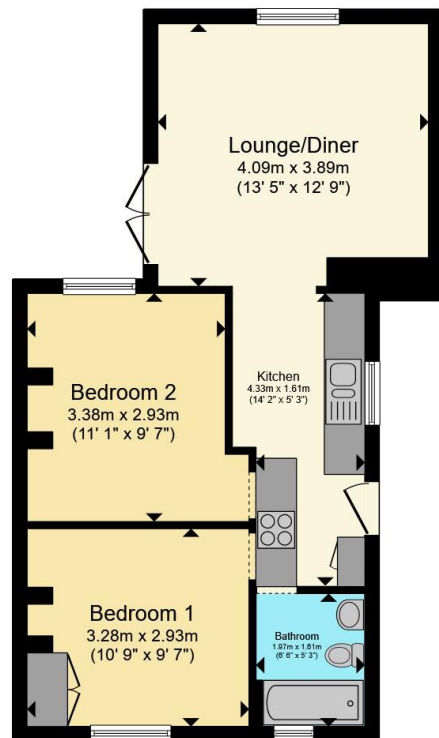
The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which can be reviewed by your conveyancer in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

We have been unable to verify either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you

make enquiries to satisfy yourself and seek guidance from your conveyancer.





Total floor area 47.8 m² (515 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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77 High Street
ASHFORD TN24 8SF

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/ASH409074

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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