



Magazine Road
Ashford





Introducing

A stunning top floor apartment in an exclusive gated development built by highly regarded local builder Jarvis Homes.

This wonderful property offers a spacious open plan kitchen/living space, two double bedrooms, en suite and family bathroom. Set within immaculately maintained grounds, the property also benefits from allocated parking with further visitors spaces, bike store, gas central heating and double glazing. Ashford town centre and mainline station are only a short walk and the property is offered for sale with no onward chain.

At a Glance

Magazine Road

Ashford, TN24

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Price £300,000



- PENTHOUSE STYLE APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING & BIKE STORE
- CENTRAL LOCATION IN EASY REACH OF MAINLINE STATION
- CONTEMPORARY OPEN PLAN KITCHEN/LIVING SPACE
- EN SUITE & FAMILY BATHROOM/WC
- EXCLUSIVE GATED DEVELOPMENT BUILT BY JARVIS HOMES
- INCREDIBLY SPACIOUS 1367 SQFT





In Detail



Ashford

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host continuing family businesses and new firms that have chosen Ashford as an ideal location.

Why Live in Ashford?

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

Communal Entrance

Security intercom, stairs to all floors.

Top Floor:

Doors to:

Entrance Hall

Double glazed window to front, radiator, loft access, security video intercom, airing cupboard housing the gas fired boiler telephone points, coved ceiling, feature cornicing, further storage cupboard, doors to:

Stunning Open Plan Kitchen/Living

Dual aspect with double glazed French doors opening to Juliet balcony, generous range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, granite worktops, tiled floor covering within the kitchen area, integrated appliances, radiator, TV aerial and telephone points.

Bedroom One

Built in wardrobes, radiator, TV aerial points, casement door through to:

En Suite

Modern white suite comprising double shower cubicle housing mains shower with sliding glazed screen, coved ceiling, wash basin inset vanity unit with cupboards under, low level WC, tiled floor covering, extractor fan, electric shaver point, chrome heated towel rail.

Bedroom Two

Double glazed French doors opening to Juliet balcony, radiator, walk in wardrobe.

Family Bathroom

White suite comprising panelled bath with mixer tap, separate mains shower over, low level WC, inset vanity unit with cupboards under, wash basin, chrome heated towel rail, separate loft access.

Bike Store

Parking

Allocated parking, with additional visitors spaces available.

Leasehold

Annual Management Charge £2,500 (TBC)

Balance of 999 year lease from 01/01/2007.

Services

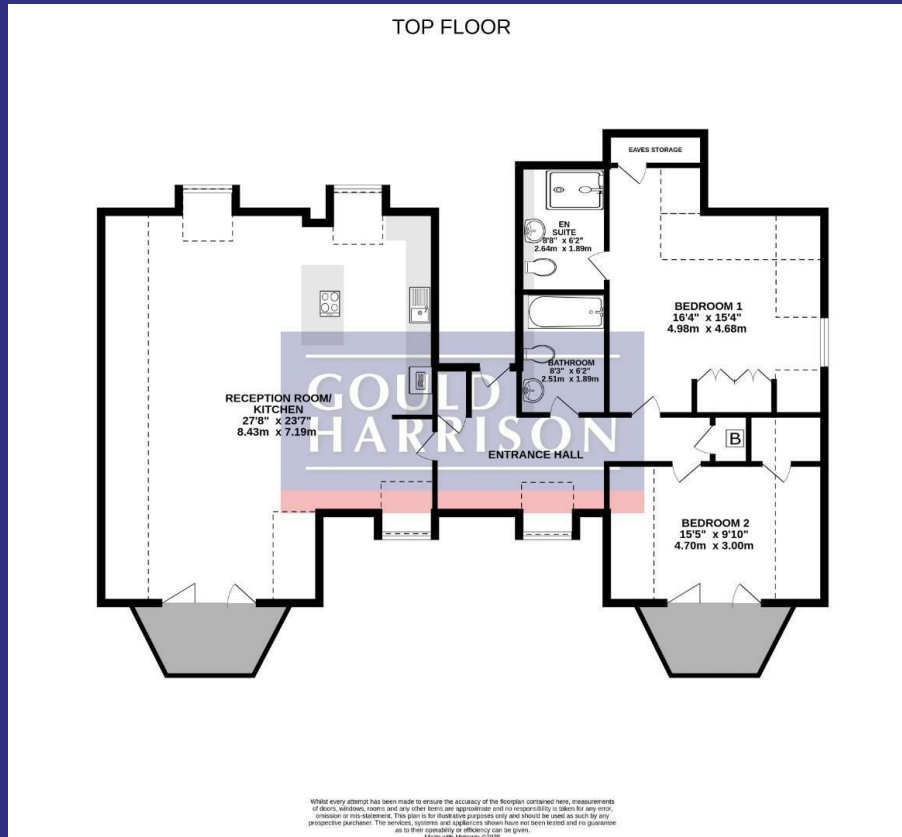
All mains services connected.

Council Tax

Ashford Borough Council Band: B.



Floorplan



**GOULD
HARRISON**

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sales@gouldharrison.co.uk

Key Information

Price £300,000 Leasehold

Local Authority | Ashford Borough Council

Council Tax Band | B

Energy Efficiency Band | B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.