

for sale

offers in excess of **£125,000**



## Adisham Gardens Ashford TN23 5ES

This ground floor one-bedroom flat in Stanhope offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors.



# Adisham Gardens Ashford TN23 5ES

## Agents Note

'The Vendor advises that the Service Charge is £105 per annum and the Ground Rent is £150 per annum'

## Open Planned Lounge/Kitchen

## Bedroom

## Bathroom

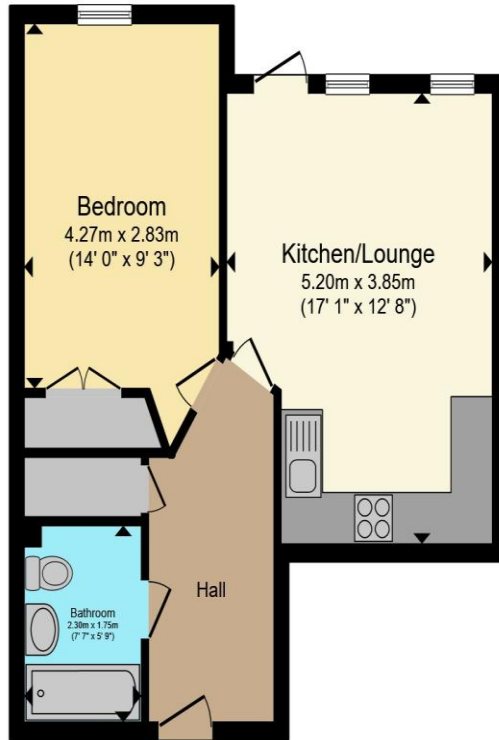


Outside

Small Courtyard Area

Allocated Parking





## Floor Plan

Total floor area 45.6 m<sup>2</sup> (491 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](http://www.propertybox.io)

**Connells**

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Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM406820 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 105.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/PFM406820](http://connells.co.uk/Property/PFM406820)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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