GOULD HARRISON



# 1 Pembury House

## Kilndown Close Ashford, TN23 5TY

## Price £150,000

With two double bedrooms this spacious ground floor apartment is well presented through out with modern kitchen and shower room and is ideally located for local schools and amenities.
The accommodation comprises of entrance hall, two double bedrooms, modern shower room and open plan living room/kitchen with integrated appliances.
Leasehold - Balance of 125 Years from 2009
Management Charge - £1,871.64
Annual Ground Rent - £150

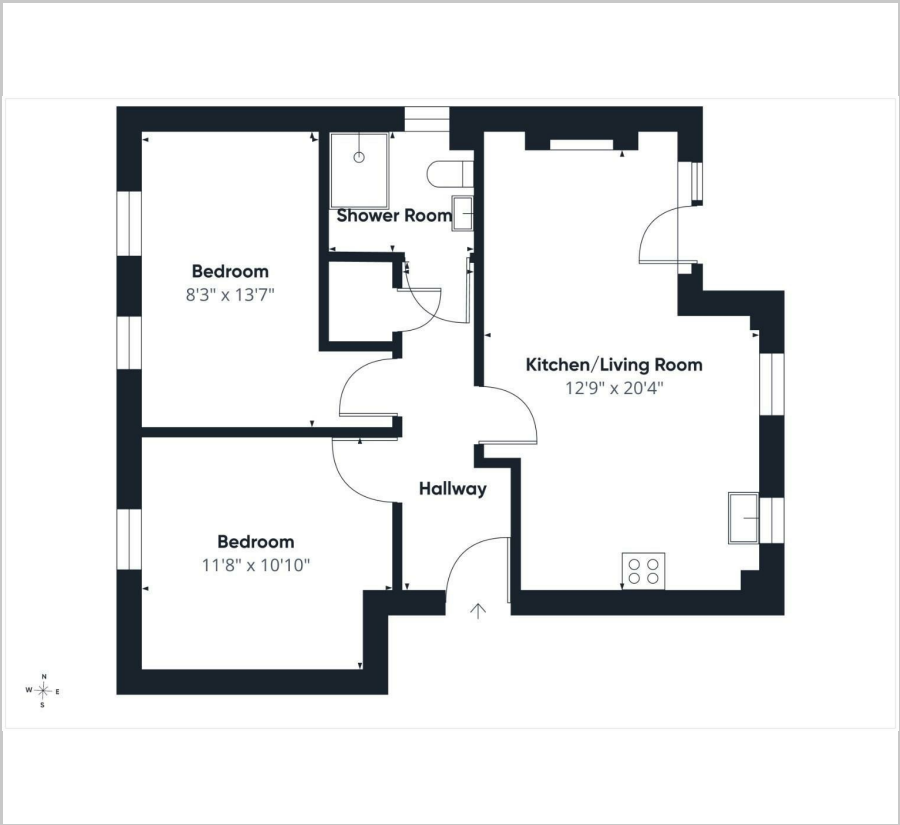
- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- MODERN KITCHEN
- MODERN SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES
- LEASEHOLD - BALANCE OF 125 YEARS FROM 2009
- ANNUAL SERVICE CHARGE - £1,871.64
- GROUND RENT - £250

2 1 1

### Viewing

Please contact our Ashford Office on 01233 646411
if you wish to arrange a viewing appointment for this property or require further information.

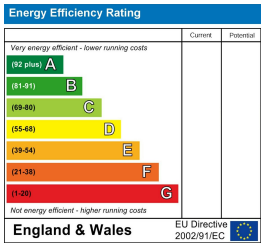
## Floor Plan




## Area Map




## Energy Efficiency Graph












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Middle Row, Ashford, Kent, TN24 8SQ
**Tel:** 01233 646411 **Email:** sales@gouldharrison.co.uk