



Rarely available 3/4 bedroom split level maisonette being sold with no chain and conveniently positioned for all amenities and transport links including Ashford designer outlet, International station and town centre. What should prove an ideal first time/investment purchase with benefits including a modern fitted kitchen, bathroom, own rear garden and 3 double bedrooms.

Guide price £285,000 to £295,000

Hazell Holland



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SALES & LETTINGS

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Beaver Road
Ashford
Kent
TN23 7SF

Entrance

Gated wooden door leading to flat entrance and garden.

Entrance

Opaque part double glazed entrance door leading n to kitchen.

Kitchen

12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to side. Range of grey high gloss wall and base units with work surfaces over. Oven, hob and extractor to remain. Larder cupboard housing boiler. 1.5 sink unit with mixer tap. Tiled splash back. Vinyl flooring. Part glazed door to lounge. open to Utility room.

Utility Room

10'2 x 6'9 (3.10m x 2.06m)

Work surface area. Plumbing for washing machine and dish washer. Door to bathroom. Vinyl flooring.

Bathroom

10'2 x 5'2 (3.10m x 1.57m)

Opaque double glazed window to rear. Four piece white bathroom suite comprising: panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin and shower unit with mixer shower, tiled walls and sliding doors. Radiator. Tiled walls. Vinyl flooring.

Lounge

16'10 x 11'9 (5.13m x 3.58m)

Opaque part double glazed door to rear. Carpet. Radiator. Understairs storage cupboard. Stairs to first floor landing.

Landing/Bed 4

15'1 x 5'5 (4.60m x 1.65m)

Double glazed window to front. Carpet. Radiator. Door to bedroom 1. Part of this landing could provide a further bedroom.

Bed 1

12'8 x 12'7 (3.86m x 3.84m)

Two double glazed windows to front, Carpet. Radiator.

Bed 2

13'5 x 12'2 (4.09m x 3.71m)

Double glazed window to rear. Carpet. Radiator.

Bed 3

12'1 x 10'10 (3.68m x 3.30m)

Double glazed window to side. Carpet. Radiator.

Rear Garden

50' (15.24m)

Concrete patio area. Mainly laid to lawn.

Parking

To rear.

Lease Term

From and including 3 April 2023 to and including 24 December 2167

Unexpired Lease

141 Years remaining



3/4



1



1



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Guide price £280,000 to £295,000. Located on the desirable Beaver Road in Ashford, Hazell Holland present this rarely available 3/4 bedroom split-level maisonette offering a unique opportunity for both first-time buyers and investors alike. Spanning an impressive 1,119 square feet, the property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

The maisonette features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a modern fitted kitchen, utility room, and well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is its own private rear garden, a delightful space for outdoor relaxation or gardening enthusiasts.

Positioned conveniently, this maisonette is just a short stroll from the Gallagher Retail Park, offering a variety of shopping and dining options. Additionally, it is ideally located for those commuting, with easy access to the Ashford Designer Outlet, Ashford International Station, and Ashford Station, making travel to London and beyond a breeze. Families will appreciate the proximity to top-rated schools, ensuring quality education is within reach.

This property is offered with no onward chain, making it an ideal choice for those looking to move quickly. With its blend of space, location, and potential, this maisonette is a fantastic opportunity not to be missed.



GROUND FLOOR

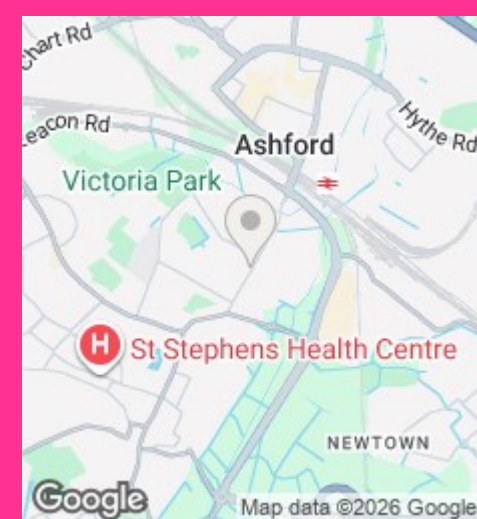
1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

