



**Connells**

connells.co.uk 01233 622 206

**FOR SALE**



### Property Description

Located in Cressfield, this well-positioned flat is conveniently placed for providing easy access to all that Ashford Town Centre has to offer including the International Station.

The block has a communal entrance and the property itself is positioned on the first floor. Accommodation comprises the entrance hall with storage room, there is a spacious living area and kitchen as well as two double bedrooms which are accessed via the hall. additional benefits include central heating, double glazing, garage en-block and plenty of storage. For your chance to view, please call sole agent Connells now.

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To view this property please contact Connells on

**T 01233 622206**  
**E ashford@connells.co.uk**

77 High Street  
ASHFORD TN24 8SF

EPC Rating: C Council Tax  
Band: A

Service Charge: 330.00 Ground Rent:  
30.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ASH408807](https://www.connells.co.uk/Property/ASH408807)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Mar 1987. 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.

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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Property Ref: ASH408807 - 0002