Loudon Way, Ashford, TN23 3NE

Offers In The Region Of £155,000

- Two bedroom 1st floor retirement flat
- Popular Godinton Park location
- Communal conservatory for residents
- Light flooded living area
- Service charge: £3,043.06 per annum - No separate ground rent
- Brought to the market with NO ONWARD CHAIN
- Resident parking available
- Newly fitted shower room
- Lease remaining: 99 years
- EPC Rating: C (79) Council Tax Band: B

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Situated within the ever-popular Godinton Park area of Ashford, this beautifully presented two-bedroom first floor apartment with private entrance forms part of a well-maintained and welcoming over-55s retirement development, designed specifically to offer comfort, security, and a strong sense of community for its residents.

Exclusively available to those aged 55 and over, the property provides an ideal opportunity to downsize without compromise, combining independent living with the reassurance of a like-minded community environment. Being on the first floor gives you an additional level of security, yet the flat has its own front door and stairlift for ease of accessibility.

Upon entering, head upstairs and you are greeted by a bright and spacious entrance hall leading through to a light-filled lounge, thoughtfully designed to create a relaxing and cosy living space. Large windows allow natural light to pour in, enhancing the sense of openness and warmth. Whether enjoying a quiet afternoon with a book or entertaining visiting family and friends, the lounge offers both comfort and versatility.

The kitchen is in very good condition and provides a fresh, contemporary space with ample storage and worktop areas. Designed with practicality in mind, it offers everything needed for easy day-to-day living while maintaining a clean and stylish finish.

The apartment boasts two well-proportioned bedrooms, each offering generous floor space for full-sized bedroom furniture and fitted wardrobes. The second bedroom provides flexibility and could equally serve as a guest room, hobby room, or home office, depending on individual needs. Completing the accommodation is a beautifully refurbished shower room, finished to a high standard with modern fittings, providing a sleek and comfortable space for everyday use.

Externally, residents benefit from dedicated parking and access to a welcoming communal conservatory, providing the perfect setting for social gatherings, coffee mornings, or simply enjoying time with neighbours. Beautifully maintained communal gardens offer peaceful outdoor spaces to relax and unwind during the warmer months.

Godinton Park itself is a highly regarded and much sought-after residential area, known for its well-kept surroundings, strong community feel, and reputation as a safe and desirable place to live. Loudon Court is known for its friendly atmosphere and well-kept surroundings, offering residents the opportunity to enjoy independent living within a secure and supportive retirement community.

Perfect for those seeking a low-maintenance home in a desirable location, this superb over-55s apartment presents an excellent opportunity to enjoy a relaxed, well-connected lifestyle in one of Ashford's most sought-after residential areas. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Lounge 13' 6" x 11' 8" (4.11m x 3.56m)

Kitchen 5' 9" x 13' 6" (1.75m x 4.11m)

Bedroom 1 10' 3" x 10' 2" (3.12m x 3.10m)

Bedroom 2 7' 5" x 8' 8" (2.26m x 2.64m)

Shower Room 10' 4" x 6' 5" (3.15m x 1.96m)

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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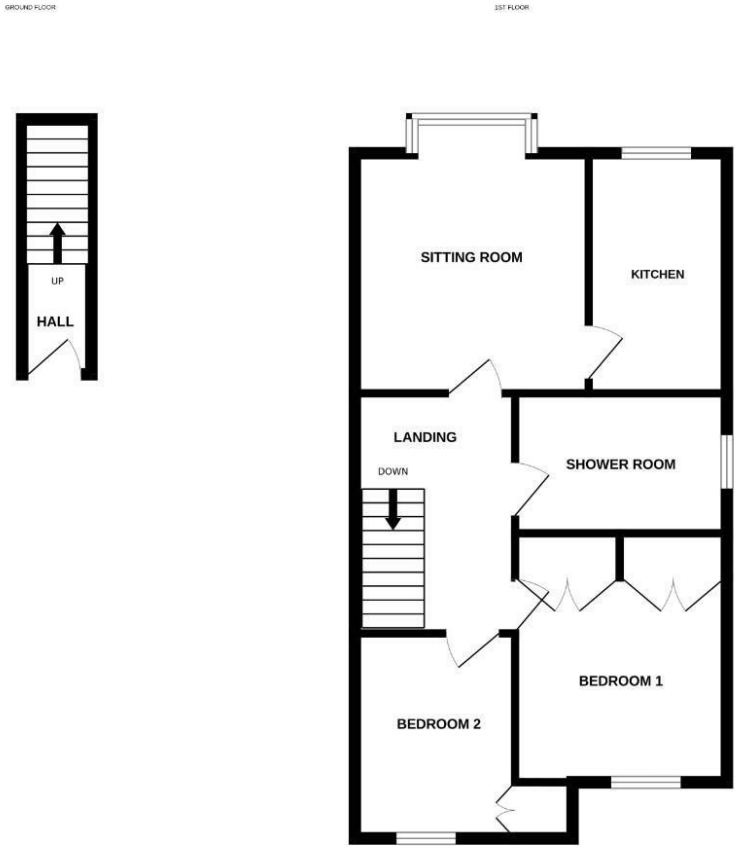

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewings

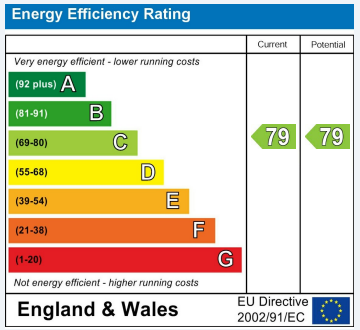
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

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