GOULD HARRISON



Leacon Road

Ashford





Introducing

Offered for sale is this stunning, contemporary apartment just a few minutes walk from Ashford town centre and mainline station connecting you to London in just 38 minutes.

This fourth floor apartment enjoys two excellent balconies with far reaching views back towards town and comprises a large open plan kitchen/living space, two double bedrooms, en suite and family bathrooms. An allocated parking space is located at the rear with the property enjoying a long 999 year lease from 2018 .

Annual Service Charge £2,668

EPC RATING - B (82)

At a Glance

Leacon Road

Ashford, TN23

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Price £280,000





- MODERN FOURTH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- CONTEMPORARY OPEN PLAN KITCHEN/LIVING SPACE
- LIFT TO ALL FLOORS
- ALLOCATED PARKING
- SHORT WALK TO MAINLINE STATION & TOWN CENTRE
- TWO BALCONY SPACES WITH VIEWS TOWARD THE TOWN
- LEASEHOLD: 999 YEARS FROM 2018
- ANNUAL SERVICE CHARGE £2,668





In Detail

Ashford

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host to continuing family businesses and new firms that have chosen Ashford as an ideal location.

Why Live in Ashford?

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

Communal Entrance

Security intercom, lift and stairs to all floors.

Entrance Hall

Large storage cupboard, further cupboard housing washing machine, doors to:

Open Plan Kitchen/Living Space

Fabulous open plan area with sliding double glazed doors opening on to the large balcony. Generous range of fitted wall and base units, integrated fridge/freezer, dishwasher, electric oven, induction hob with extractor over, stainless steel sink with mixer tap and drainer unit.

Bedroom One

Double glazed casement door on to balcony, radiator, built in wardrobes with mirror fronted doors, door to:

En Suite

Cubicle housing mains shower with glazed screen and tiled surround, low level WC, wash basin with chrome mixer tap, chrome heated towel rail, extractor fan.

Bedroom

Double glazed casement door on to balcony, radiator.

Family Bathroom

Tiled enclosed bath with mixer tap and shower over, low level WC, wash basin with chrome mixer tap, chrome heated towel rail, extractor fan.

Allocated Parking

For one car to the rear.

Tenure

Leasehold.

Balance of 999 year lease from 2018.

Annual Management Charge £2,668

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: B





Floorplan



GOULD HARRISON

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

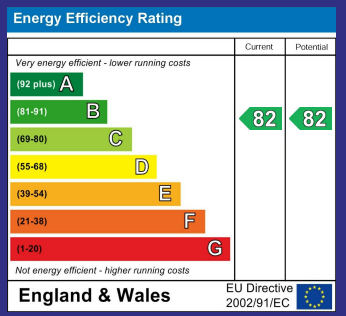
Key Information

Price £280,000 Leasehold

Local Authority | Ashford Borough Council

Council Tax Band | B

Energy Efficiency Band | B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.