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Wellesley Villas, Wellesley Road, Ashford

Offers In The Region Of £150,000

"A 2 Bedroom, Lower Ground Floor Apartment, Marketed with no onward chain complications."

DESCRIPTION

Nestled in the heart of Ashford, Wellesley Villas presents a charming two-bedroom basement flat that is perfect for those seeking convenience. Presented to the market with no onward chain, this apartment provides a fantastic investment opportunity, as well as an ideal first time buy!

Upon entering, you will find a good size hallway, providing access into the main bedroom and bathroom. Bedroom one is ample in space, boasting a double bed and space for free standing furniture. Across you will find the bathroom, consisting of bath with overhead shower, wash hand basin and W/C. Head into the open plan living space, where you will find kitchen, breakfast bar area and living space, flooded with natural light. To the rear, you will find the second bedroom, also boasting a double room. The property comes with a parking permit, providing parking to the front.

One of the standout features of this property is its prime location. Situated near the town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the proximity to Ashford International train station makes this flat an excellent choice for commuters, offering swift connections to London and beyond.

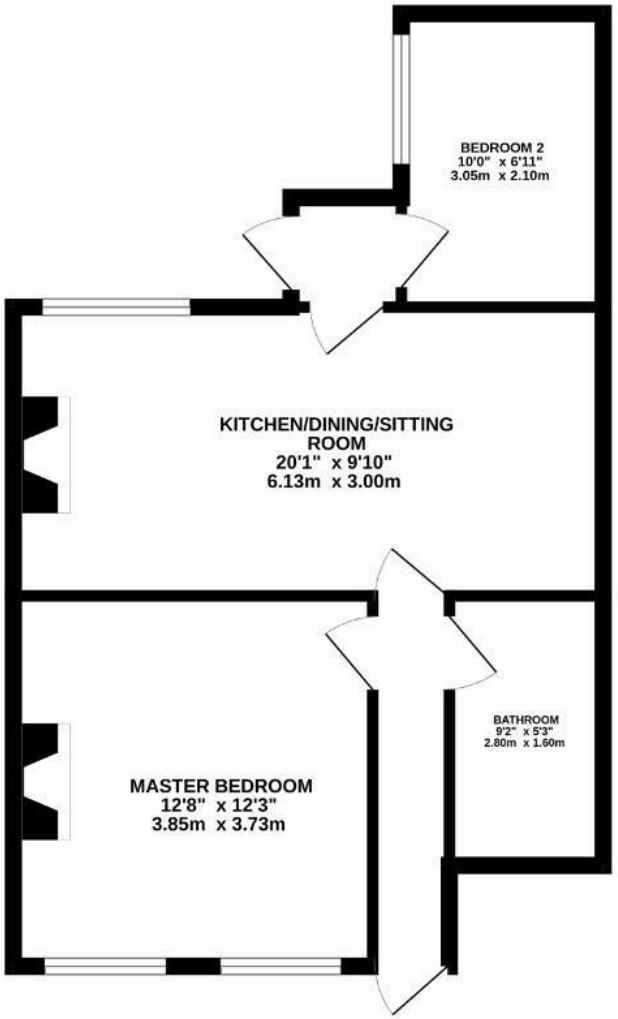
This property is not only a wonderful home but also an excellent investment opportunity, given its desirable location and the growing demand for housing in Ashford. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat offers a perfect blend of comfort and convenience.

Ashford Town Centre is located approximately 0.4 miles and benefits from public transport links to many other areas in and around Ashford, as well as being a 38-minute train from London St Pancras. Close by are many local shops and amenities, that are within walking distance to the property. If you are a shopping lover, Ashford Designer Outlet and Ashford Town Centre are within walking distance to the property, where you will find a whole range of shops to fulfil your shopping needs.

All mains services are connected, but none have been tested by the agent.
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb
Information sourced from Street Insights.

- **Delightful, 2 Bedroom Basement Apartment**
- **Rental potential £950pcm**
- **Main bathroom servicing both bedrooms**
- **Permit parking provided**
- **Lease remaining: 104 years**
- **No onward chain complications**
- **2 Generous double bedrooms**
- **Modern open plan kitchen/lounge diner**
- **Council Tax Band: A EPC Rating: C (74)**
- **Situated in an enviable Town Centre Location - Ideal for commuters!**

GROUND FLOOR



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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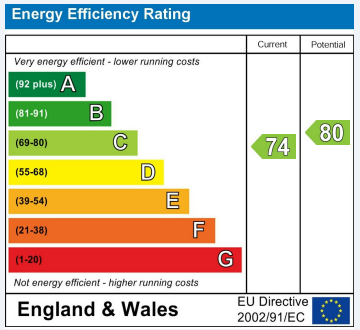
ENERGY PERFORMANCE CERTIFICATE

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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