



22 Noel Coward Gardens, Aldington

Part Buy, Part Rent £103,500

22 Noel Coward Gardens

Aldington, Ashford

A two-bedroom house, available under the shared-ownership scheme, situated within the village of Aldington, benefitting from allocated parking for two cars and no onward chain.

Council Tax band: C

Tenure: Leasehold

- Two-bedroom end-terraced house
- Available under the shared ownership scheme
- Price shown is 35% of the full market value at £296,000
- Situated in the village of Aldington
- Two allocated parking spaces



What is Shared Ownership?

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share property. You pay a mortgage on the share you own, and pay a subsidised rent to a housing association on the remaining share. Because the you only need a mortgage for the share you are purchasing, the amount of money required for a deposit is usually lower when compared to the amount that would be required when purchasing outright. You have the option to increase your share during your time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%. In this instance, you will no longer pay rent, just the mortgage along with any relevant service charges and ground rent.

Ground Floor

The ground floor comprises an entrance hallway with stairs leading to the first floor, a small under stairs storage cupboard, as well as a larger coat cupboard, access to both the living room and kitchen/dining room and there is a downstairs WC too. The living room faces the rear and has doors opening to the garden. The kitchen/dining room faces the front, enjoying a bay window allowing space for a table and chairs, and offers a range of cupboards, built-in electric oven, 4-burner gas hob, and space for white goods.

First Floor

Up on the first floor are the two bedrooms and the family bathroom. Each of the bedrooms are good sizes, spanning the width of the house, one front facing, the other overlooking the garden to the rear. The family bathroom sits between the bedrooms, featuring a three-piece suite with a shower over the bath. There is also a useful storage cupboard on the landing.

Outside

The rear garden is enclosed with gated side access, enjoying a patio space adjacent to the rear of the house, lawn and garden shed.

Parking

There are two allocated parking spaces with the property, located to the front and rear in tandem.



REAR GARDEN

ALLOCATED PARKING

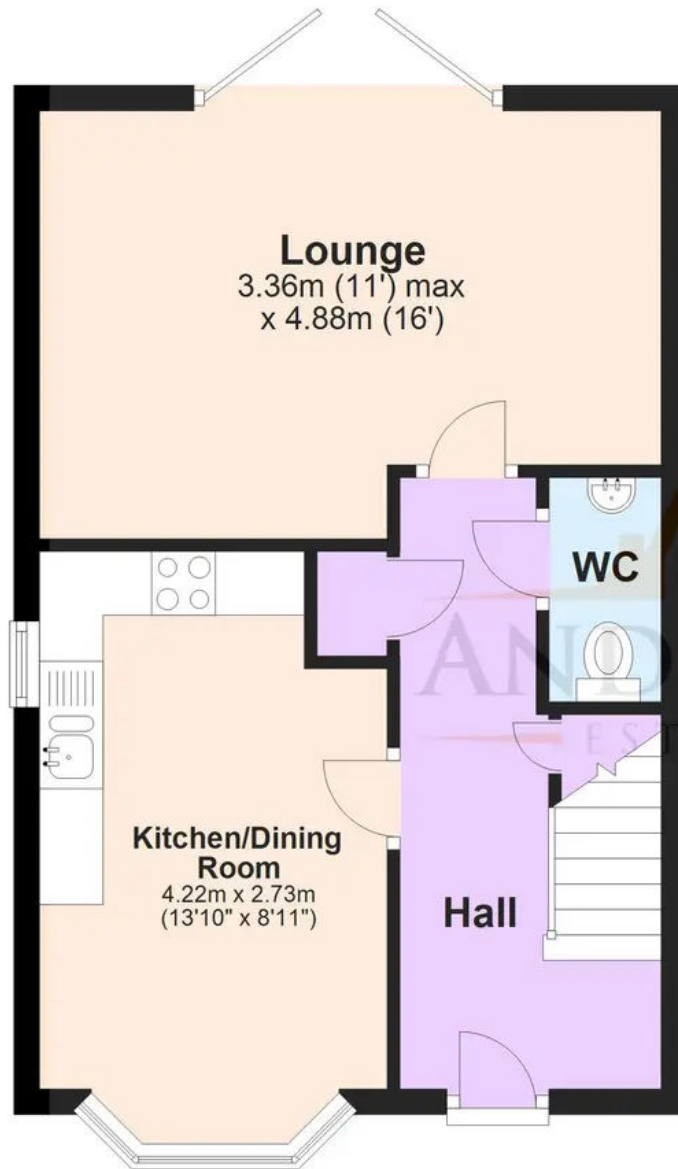
2 Parking Spaces





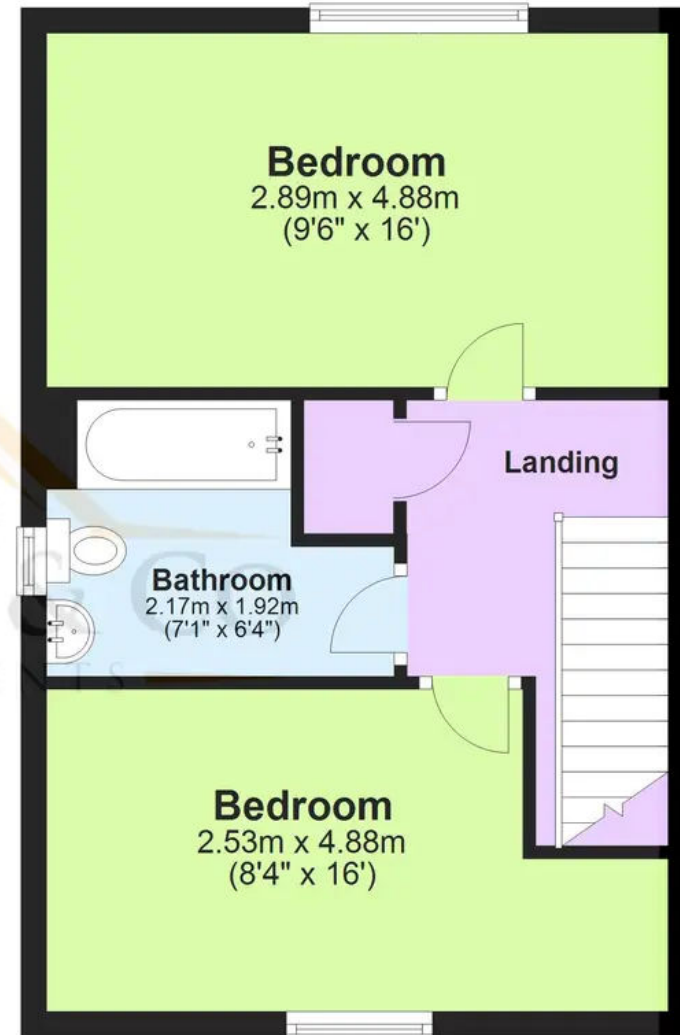
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

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 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.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

