



## 31 Avocet Way, Finberry

Offers in Region of £235,000

# 31 Avocet Way

Finberry, Ashford

Modern 2-bed apartment in prestigious Finberry Development. Open-plan living, en-suite master, balcony with countryside views. Covered parking, bike storage. 250-year lease, NHBC warranty. Serene luxury meets convenience. Contact us to view.

Council Tax band: B

Tenure: Leasehold

- Spacious First Floor Apartment
- Situated within highly sought after Finberry Development
- Two double bedrooms (one en-suite)
- Built in 2018 - benefit of remaining NHBC warranty
- Covered parking, bike store and visitor parking available
- Balcony with views to front
- Long lease of 999 years from 2018



### Hallway

With window to rear, built in storage cupboard and doors to bedrooms, bathroom and kitchen/reception.

### Kitchen/Reception Room

20' 11" x 13' 9" (6.38m x 4.19m)

Triple aspect with window to side and rear and double doors to balcony. The kitchen benefits from a range of cupboards and drawers beneath work surfaces and wall mounted units. 1 and half bowl stainless steel sink with mixer tap and drainer, 4 ring gas hob with overhead extractor fan and low level oven. Integrated fridge/freezer.

### Bedroom

12' 4" x 11' 5" (3.76m x 3.48m)

Carpeted with window to front, built in mirror fronted wardrobes.

### En-suite Shower Room

Low level wc, wash hand basin, tiled shower cubicle and towel radiator

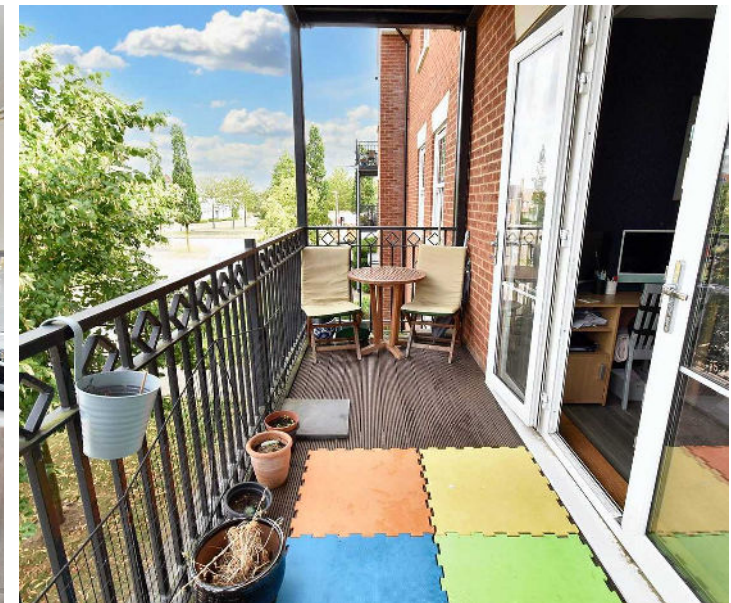
### Bedroom

11' 5" x 10' 11" (3.48m x 3.33m)

Carpeted with window to front.

### Family Bathroom

White suite comprising low level wc, wash hand basin, panelled bath with obscured window to rear.



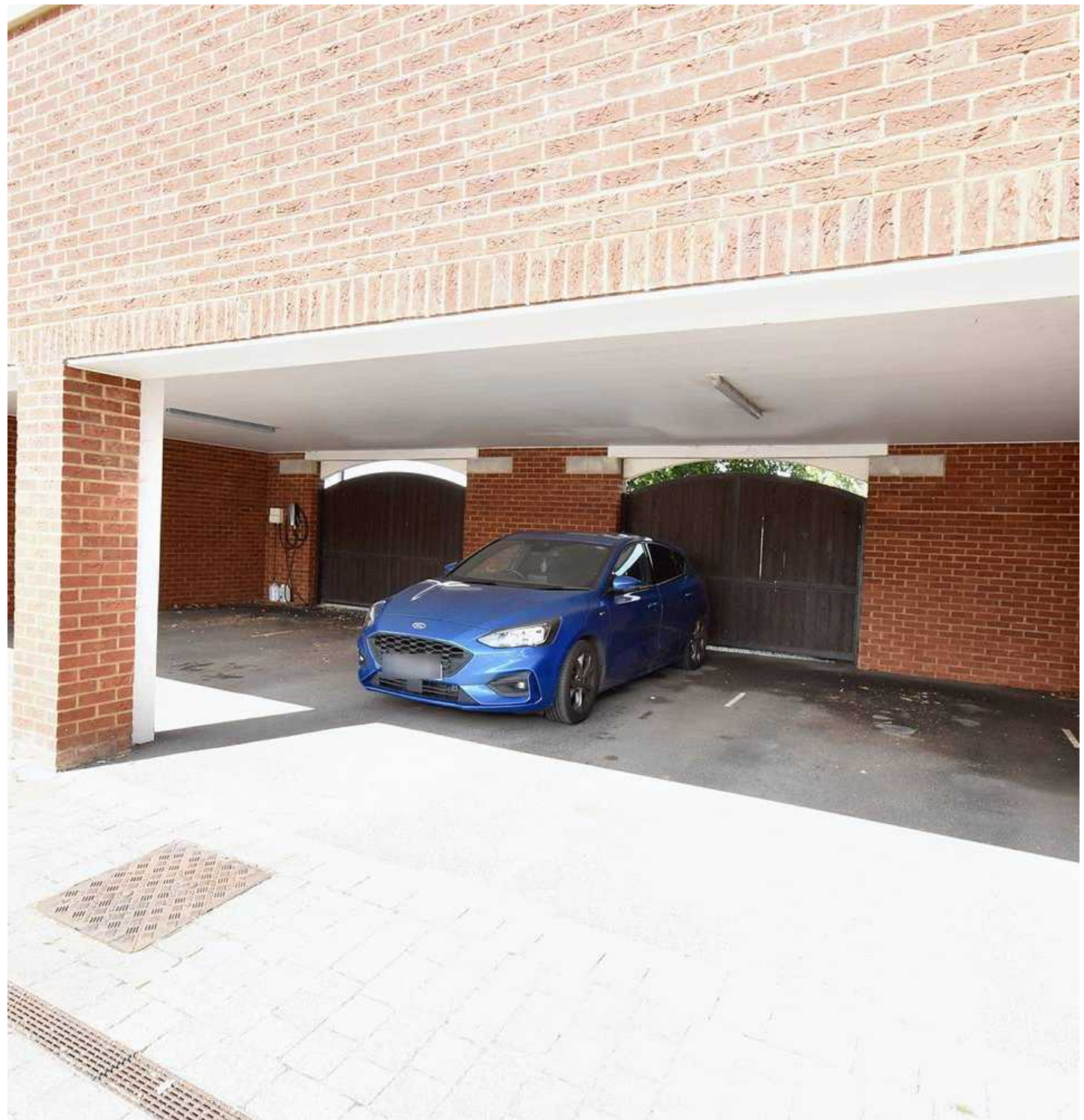
**BALCONY**

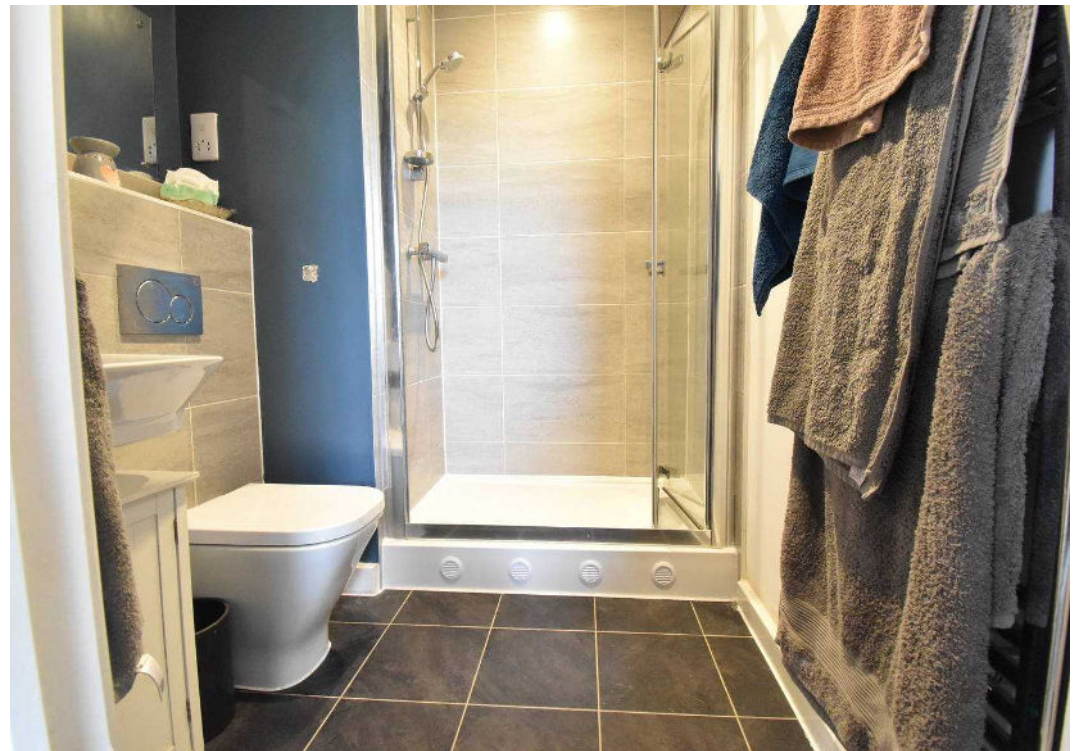
With views over fields to front.

**CAR PORT**

1 Parking Space

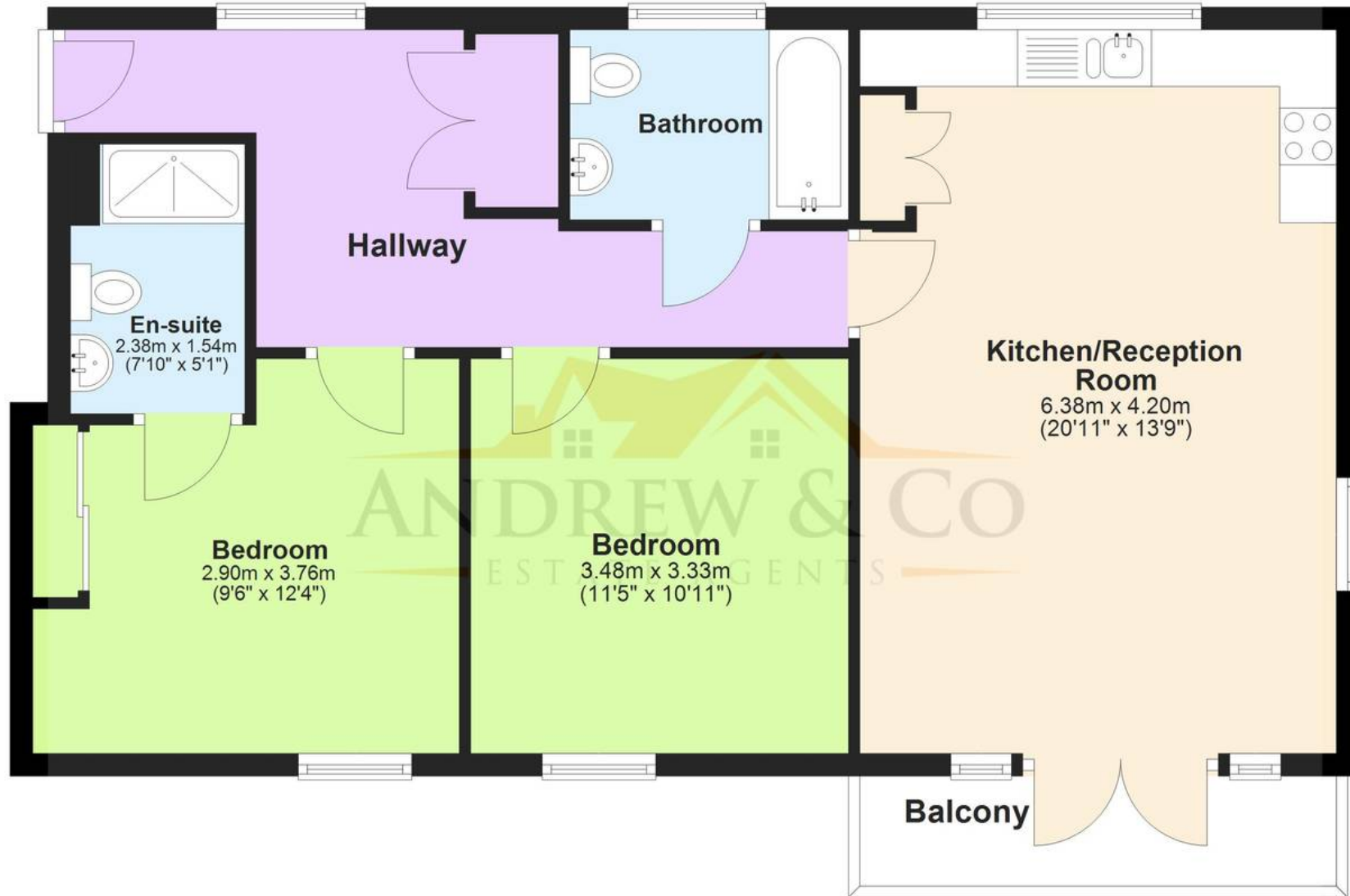
Covered car port with additional bike storage area.





# Ground Floor

Approx. 72.1 sq. metres (776.6 sq. feet)



Total area: approx. 72.1 sq. metres (776.6 sq. feet)

Plans are for layout purposes only and 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**

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