



## 21 Richard Hillary Close, Ashford

Offers in Region of £140,000

# 21 Richard Hillary Close

Ashford, Ashford

Charming 2-bed First Floor Flat in South Willesborough with delightful garden view. Ideal for first-time buyers or investors. Features cosy living space, communal parking, and close to amenities. Great Buy to Let opportunity with 99-year lease from 2002.

Council Tax band: B

Tenure: Leasehold

- NO ONWARD CHAIN
- First Floor Flat
- Balance of 99yr Lease from 2002
- Communal Parking
- Views Over Gardens & Playpark
- Close to Local Schools & Amenities
- South Willesborough Location
- 2 Bedrooms



### Hallway

Carpeted with doors to bedrooms, bathroom and lounge, airing cupboard.

### Lounge/Diner

17' 3" x 9' 5" (5.26m x 2.87m)

Carpeted with Juliet balcony with views.

### Kitchen

Range of white fronted cupboards and drawers beneath work surfaces with added wall mounted units. Stainless steel sink with mixer tap and drainer, window to rear, space for freestanding fridge/freezer, space and plumbing for washing machine, electric hob with extractor over and low level oven. locally tiled walls.

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap, panelled bath with mixer tap and shower over, shower screen, extractor fan, locally tiled walls.

### Bedroom

11' 4" x 8' 11" (3.45m x 2.72m)

Carpeted with window to front.

### Bedroom

10' 6" x 6' 11" (3.20m x 2.11m)

Carpeted with window to front.



**OFF STREET**

1 Parking Space

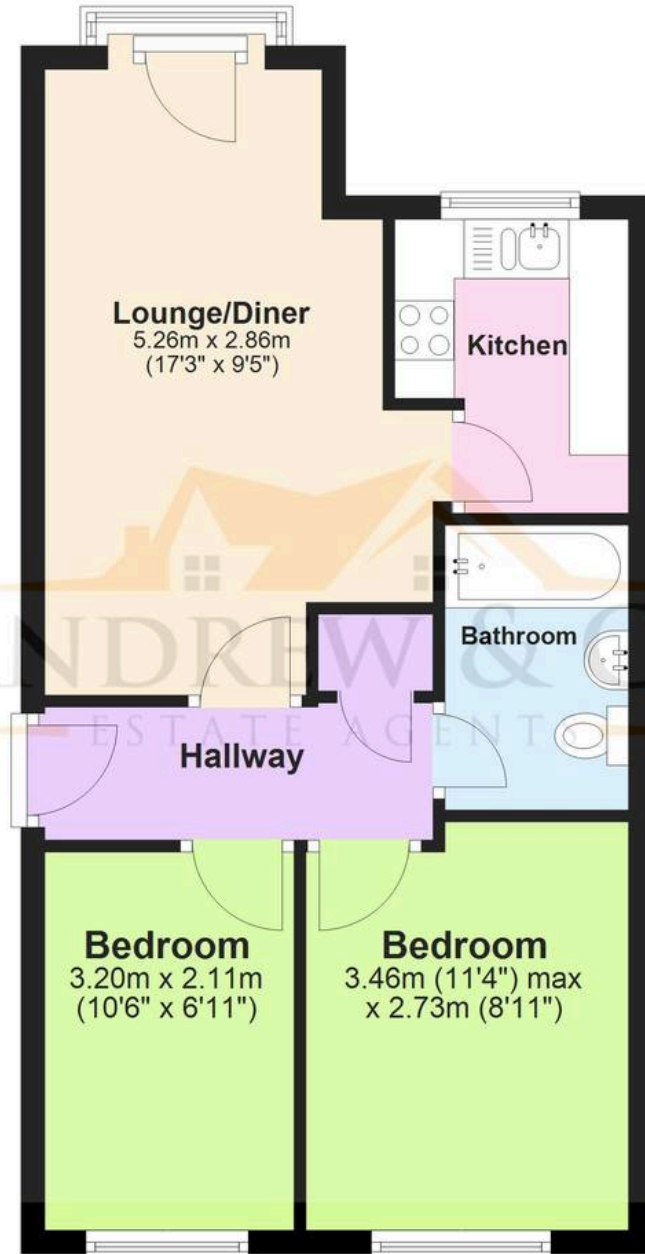
Unallocated residents parking area





## Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 45.0 sq. metres (484.3 sq. feet)

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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