



61 East Stour Way, Ashford  
£165,000



# 61 East Stour Way

Ashford, Ashford

A spacious second floor 2-bedroom apartment, enjoying an en-suite to the main bedroom, brand new lease to be assigned on completion, plenty of parking close-by and close proximity to amenities, including the M20.

Council Tax band: B

Tenure: Leasehold

- 2-bedroom spacious apartment
- Second floor
- New lease to be assigned on completion
- Plenty of parking close-by
- £125 per month service charges / £150 per year ground rent
- Easy access to M20 / Walking distance to Asda & Designer Outlet





### Communal Entrance

Staircase to the first and second floors, carpets laid.

### Second Floor

Doors to each property.

### Hallway

Door from communal hallway, cupboard housing hot water cylinder, doors to each room, door entry phone, Tel point, loft access, laminate wood flooring.

### Lounge

13' 0" x 14' 8" (3.96m x 4.46m)

Windows to the front, thermostatic controlled storage heater, laminate wood flooring.

### Kitchen

9' 5" x 9' 2" (2.87m x 2.79m)

Comprising matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drain, built-in electric oven with electric hob over and extractor hood above, space and plumbing for washing machine, free-standing fridge/freezer. Tiled splash back, tiled flooring and windows to the front.

### Bedroom 1

9' 11" x 11' 4" (3.03m x 3.46m)

Windows to the front, storage heater, laminate wood flooring.

### En Suite

Comprising a square shower enclosure with bi-fold door and electric shower, WC, wash basin, extractor fan, shaver socket, partly tiled walls (fully tiled to shower enclosure) and laminate wood flooring.

### Bedroom 2

11' 6" x 6' 2" (3.50m x 1.89m)

Window to the front, storage heater, laminate wood flooring.

### Bathroom

Comprising a bath with mixer taps, WC, wash basin, extractor fan, shaver socket, partly tiled walls, tiled flooring.



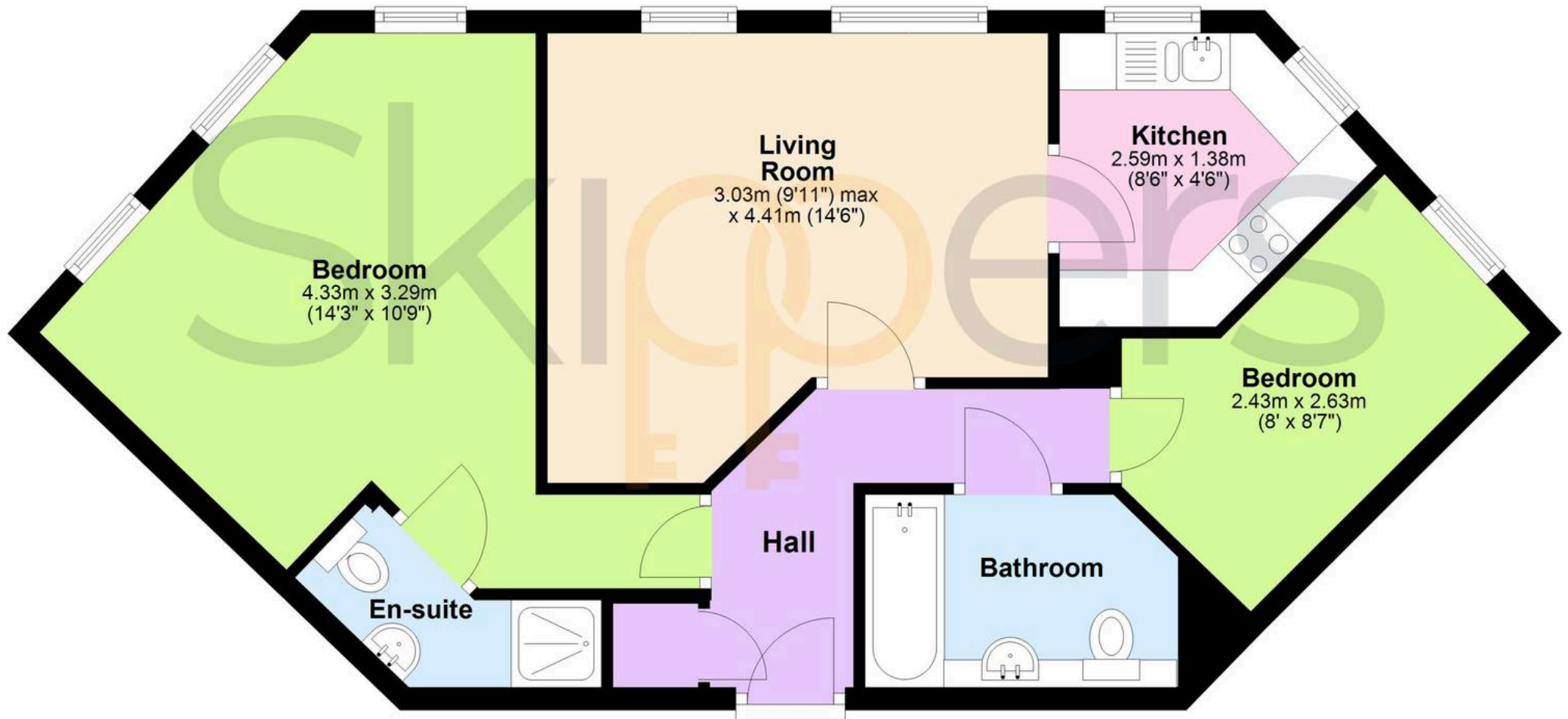






## Second Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 sq. feet)





## Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

[ashford@skippers-ea.co.uk](mailto:ashford@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)



