



**Tufton Street, Ashford, TN23**

£100,000 Offers in Region of

# Property Description

Are you looking for an investment or first time buy? This two-bedroom apartment in the heart of Ashford's Town Centre is something you should give a lot of attention.

Situated right in the centre of Ashford Town Centre you are within walking distance of the town centre has on offer, including numerous bars/restaurant's/clubs, cafes and eateries, County Square Shopping Centre, high street with independent and national chain shopping and the recently opened Picture House multi-screen cinema. You can also reach the International Station on foot as well as the Designer Outlet. if convenience on your doorstep is what you are looking for then this location must come top of your list.

A shared communal entrance offers access to the first floor where you find the property. Within the shared hallway are your letter boxes and the meter cupboards too. Inside the property itself, the hallway leads to all rooms. To the front of the building is the dual aspect lounge/dining room which measures an impressive 16ftx19ft. The kitchen comes off the hallway and has plenty of storage cupboards and worksurfaces and space for appliances. Two generously proportioned bedrooms are also accessed from the hallway, and both enjoy fitted wardrobes. The bathroom comprises a three-piece suite with shower over the bath.

EPC Rating: D



# Key Features

- ✓ Available with no onward chain
- ✓ Situated in the heart of Ashford Town Centre
- ✓ Walking distance of the many amenities on offer within Ashford
- ✓ Sizeable two double bedroom first floor apartment
- ✓ An ideal investment property or first time buy



# Rooms

## LEASE INFORMATION

We are informed of the following lease information by the sellers.

Lease: 1000 years from 2007 (985 years remaining)

Service Charge: £990 (approx.) per 6 months

Ground Rent: £225 per annum

## Hallway

## Lounge/Diner

**11' 10" x 20' 2" (3.61m x 6.15m)**

## Kitchen

**6' 7" x 8' 11" (2.01m x 2.72m)**

## Bedroom

**10' 0" x 12' 7" (3.05m x 3.84m)**

## Bedroom

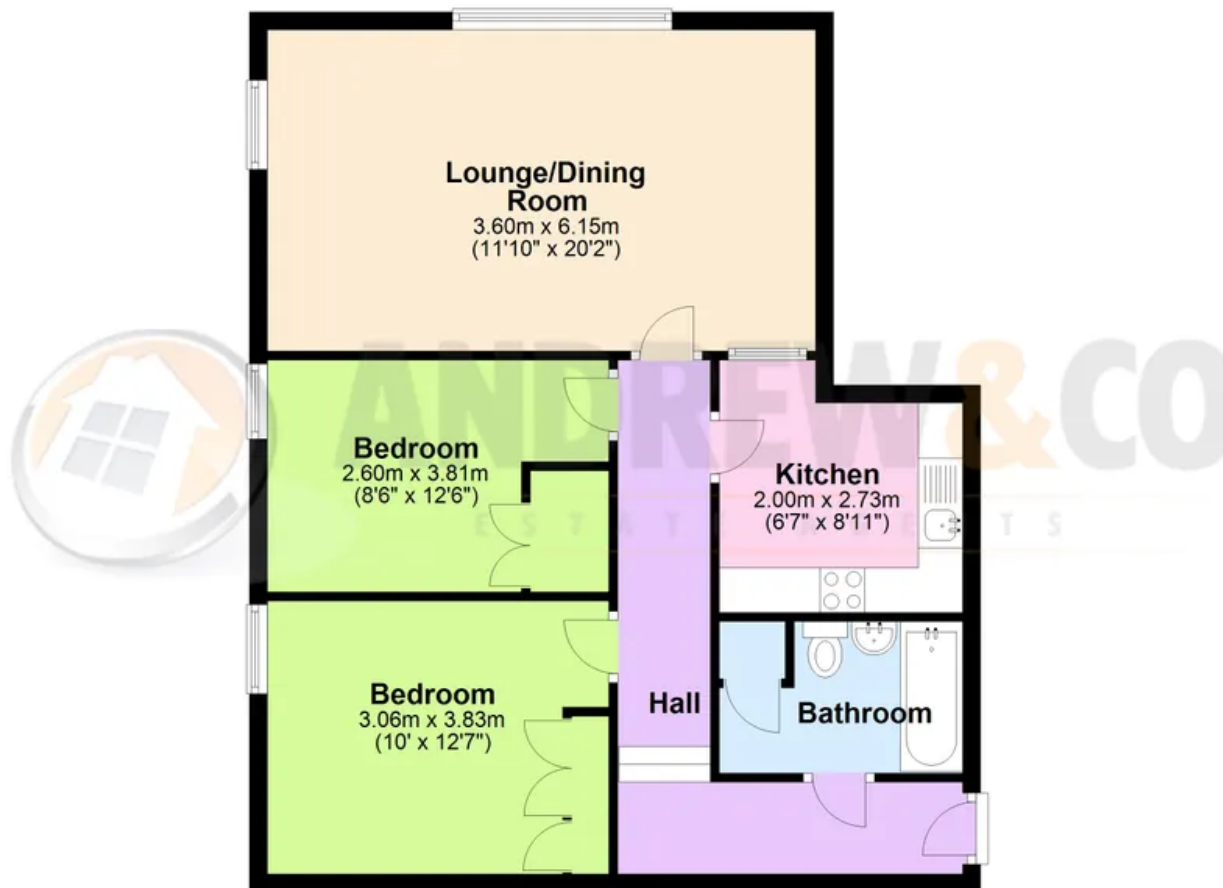
**8' 6" x 12' 6" (2.59m x 3.81m)**

## Bathroom



## First Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



Total area: approx. 66.9 sq. metres (719.7 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. Copyright WarnerGray.  
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## Andrew & Co Estate Agents

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