



24 Church Yard, Ashford  
£210,000



## 24 Church Yard

Ashford, Ashford

A spacious two double bedroom, split floor maisonette, centrally located within the Town Centre, with a 995 year lease and offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold

- Spacious two-bedroom split-level maisonette
- Centrally located within the Town Centre
- En-suite to the main bedroom
- Bay fronted Lounge
- Kitchen/Diner
- 995 years remaining on the lease
- Within easy reach of the International Station
- No onward chain





### **Hallway**

Door to the front, cupboard housing gas meter, stairs to the first floor, fitted carpet.

### **First Floor Landing**

Door to kitchen, door to living room, storage cupboard, stairs to the first floor, radiator, fitted carpet.

### **Kitchen/Diner**

Fitted kitchen comprising base units with oak work surfaces over, inset stainless steel round sink/drain, built in electric oven, 4-zone hob with extractor above, dishwasher, washing machine and fridge. Cupboard housing gas fired central heating combination boiler. Built in cupboard. Radiators and vinyl flooring. Window overlooking the Church Yard.

### **Lounge**

Bay window to the front overlooking Ashford High Street, radiator, fitted carpet.

### **Second Floor Landing**

Doors to bedrooms 1, 2 and bathroom, fitted carpet.

### **Bedroom 1**

Window to the front, built-in wardrobes, radiator, fitted carpet.

### **En Suite**

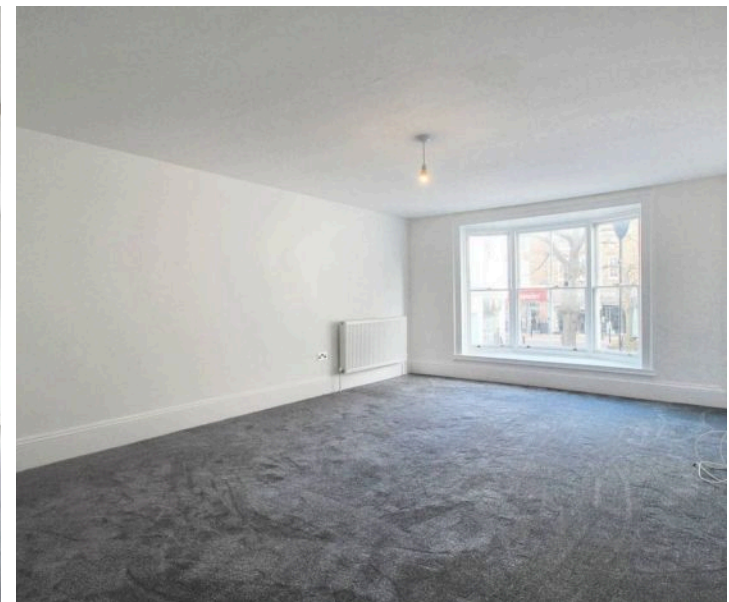
Comprising a large rectangular shower enclosure with thermostatically controlled shower, WC, wash basin, towel radiator, extractor fan, partly tiled walls and vinyl flooring.

### **Bedroom 2**

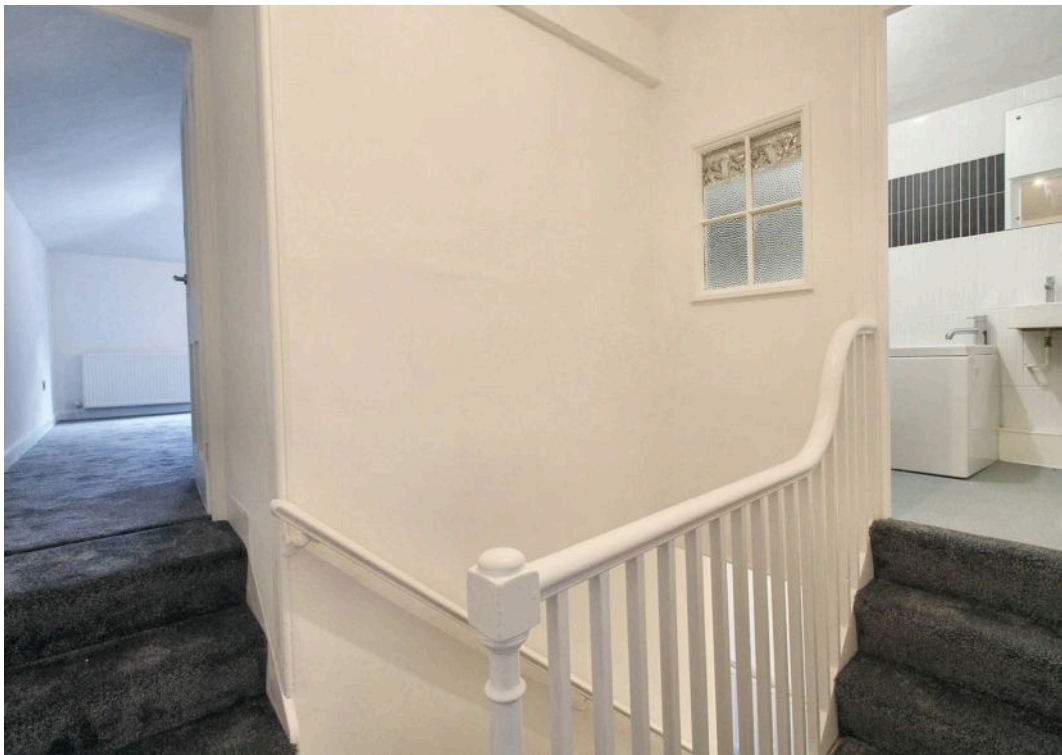
Window to the rear over looking the Church Yard, built in storage cupboard, radiator, fitted carpet.

### **Bathroom**

Comprising a 'P' shaped bath with thermostatically controlled shower over, WC, wash basin, extractor fan, radiator, partly tiled walls and vinyl flooring. Built-in cupboard.





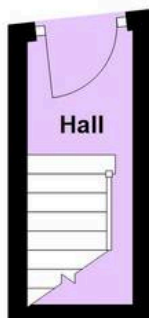






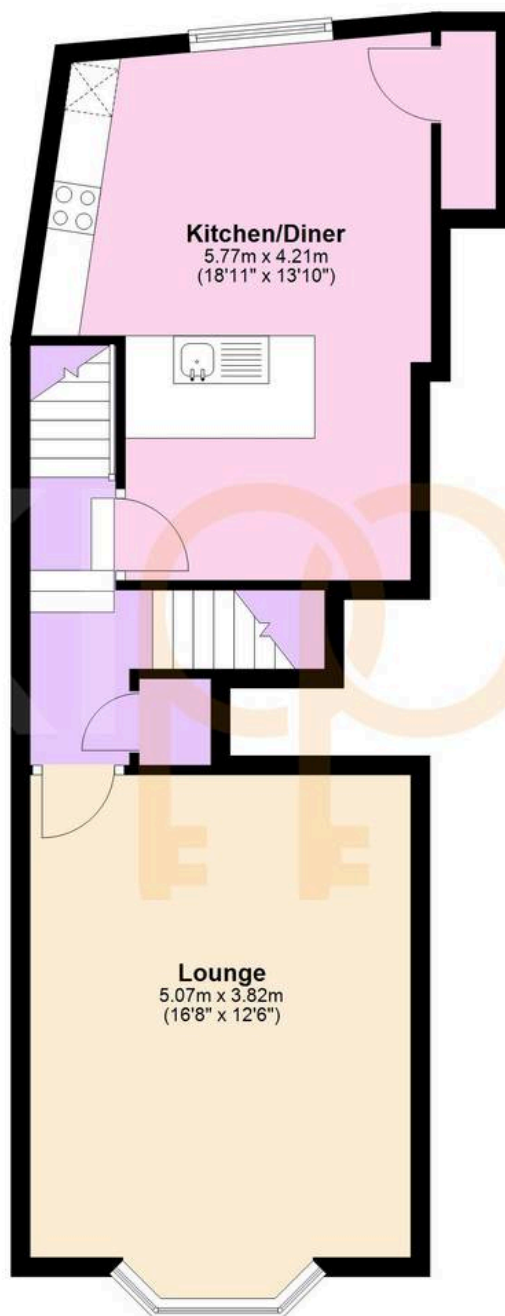
## Ground Floor

Approx. 3.1 sq. metres (33.7 sq. feet)



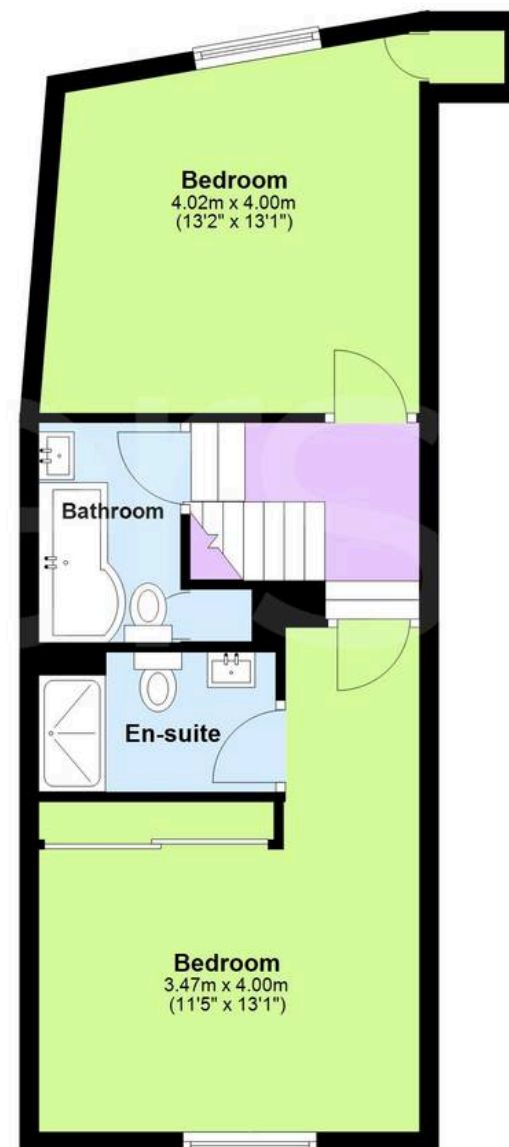
## First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



## Second Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 sq. feet)





## Skippers Estate Agents – Ashford

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