





This one bedroom apartment located in the heart of Ashford town centre is a 'ready-made investment' with a tenant in situ until October 2021, currently offering a rental yield of 5.6% with a rental income of £615pcm.

With the town centre and international station on your doorstep the location really does make for a perfect rental property.

Situated on the fourth floor of the building, with lift and stairwell access, there are far reaching views across the town towards to the North Downs and a balcony to enjoy

too.

The accommodation itself comprises an entrance hallway with rooms leading off. An open plan living room/kitchen with balcony overlooking the town and with views stretching towards the North Downs. The kitchen area comprises a range of wall and base units with work surfaces over, a built-in electric oven, inset electric oven and extractor above and has space and plumbing for a washing machine. There is also room for a free-standing fridge/freezer.

The bedroom is a lovely generous size and offers plenty of space for bedroom furniture again with windows to the

- Ready-made investment opportunity
- One-bedroom top floor apartment
- Currently let on an AST until October 2021 at £615pcm

front looking out towards the North Downs. The main bathroom comprises a three-piece suite with bath and shower above, wash basin and wc. Also off the hallway is a large storage cupboard.

**LEASE INFORMATION** We understand from the sellers the following lease and service charge information:

Lease: 125 years from 2008 (Currently 113 years remaining)

Service Charge: £1385.44 per annum

Ground Rent: £250 per annum



**Tenure:** Leasehold

**Local Authority:** Ashford Borough Council



## Top Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 45.6 sq. metres (491.2 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.  
Plan produced using PlanUp.