







Having been completely re-decorated and with new carpets laid recently, this ground floor two-bedroom apartment is offered for sale chain-free and would make for a perfect first-time purchase or buy-to-let investment.

Accessed through a communal entrance hallway, the main door leads into a hallway with all the rooms leading from here. There is a kitchen with brand new appliances fitted (some freestanding but included within the sale), ample storage cupboards and worksurfaces.

To the opposite side is a lounge/dining room with two windows pulling in lots of natural light. There are two double bedrooms, and a family bathroom comprising a three-piece suite, with a shower over the bath (recently re-tiled), wash hand basin and WC. There is also an airing cupboard housing the hot water cylinder off the hallway.

Parking is available by the way of residents parking within the allocated parking spaces to the front and side of the building.

- Two-bedroom ground floor apartment
- Singleton Hill location
- Recently decorated and re-carpeted
- No onward chain

## LOCATION

Singleton sits to the south-west of the Town Centre on the outskirts of Ashford, mostly popular amongst families with the choice of local schooling on your doorstep. Great Chart Primary School (rated outstanding) and John Wesley Academy are both considered to be popular choices. Singleton is regarded more as a village with its own village centre (The Singleton Centre) boasting a family friendly pub, convenience shop and post office, doctors surgery and dentist. There are also numerous children's play parks and countryside walks within walking distance.

Regular bus services offer connections into and around Ashford, whilst the road network provides a link into Ashford (A28) and to the villages around (A28) including Pluckley, Bethersden, Shadoxhurst & Woodchurch.

## LEASE INFORMATION

We understand from the seller the following lease and service charge information:

Lease: 125 years from 01/01/2003 (currently there are 107 years remaining as of 01/01/2022)

Service charge: £1378.80 per annum

Ground Rent: £125.00 per annum

**Tenure:** Leasehold

**Local Authority:** Ashford Borough Council



## Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 49.9 sq. metres (537.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.  
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