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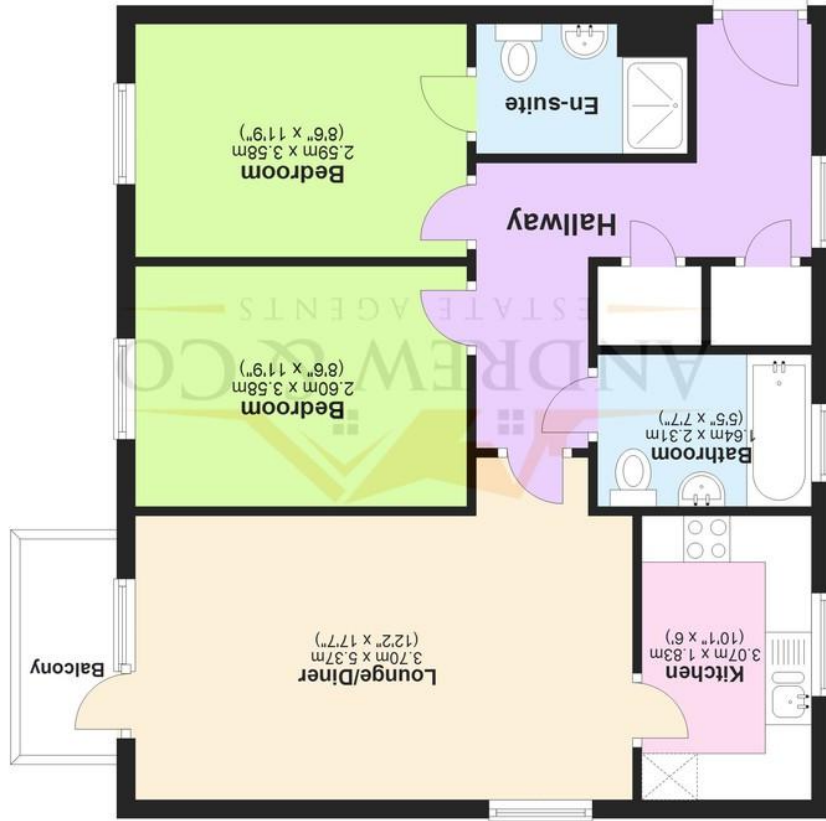
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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 WamerGray.  
 Plan produced using PlanUp.

Total area: approx. 61.5 sq. metres (662.0 sq. feet)



Ground Floor  
 Approx. 61.5 sq. metres (662.0 sq. feet)





A location that lends itself for all that Ashford has to offer so if you are looking for your first home or wish to buy for investment, this home will most certainly suit your needs. Whether you need access to the mainline railway station, the town, motorway or just need to be close to schools or local shops, this property caters for all.

From the Communal Entrance, your front door leads you into the spacious hallway with security entry system, built in cupboards, doors to all accommodation. The Lounge is a fantastic size with

double glazed window to the side and Double glazed patio doors to the balcony area. The Kitchen is next to the lounge, and has a double glazed window to rear, a range of wall and base units with integrated oven and hob and washing machine, spaces for white goods, insert stainless steel sink unit.

Bedroom One has a double glazed window to front, and door to the ENSUITE with an enclosed and tiled shower cubicle, WC, wash hand basin, part tiled walls.

- Two Double Bedrooms
- En-suite and Family Bathroom
- Balcony
- No Onward Chain
- Popular Location

Bedroom Two is also a generous size with a double glazed window to front.

The Bathroom has White suite comprising panelled bath, WC, wash hand basin and tiled walls.

Outside there is communal parking area to rear.

Leasehold: Approx 114yrs remaining.



**Tenure:** Leasehold

**Local Authority:**

