



Chapel Road,
Ashford,
TN25 4LN

£150,000



Set within 17 acres of established Woodland & Green gardens is this well presented & ready to move into 1 bedroom apartment on the 2nd floor with lift access.

A well appointed apartment, being brought to the market, with no onward chain complications at the well presented and regarded Lakeside Gardens over 55's development. Offering well maintained lawns that wrap around the property, with established shower beds and plenty of seating areas for residents, allowing those to socialise and relax in this charming space provided.

This apartment is set a few moments from the quiet village of Hothfield, near-by a conservation area, and Hothfield Common(140 arce). There is a village shop near-by, which has a local shop and post office with internal ATM service. Hothfield Common has a children's playground and a multi-use all-weather games pitch adjacent to the south east and a car park to the north just off the A20. easv access to the M20 and links

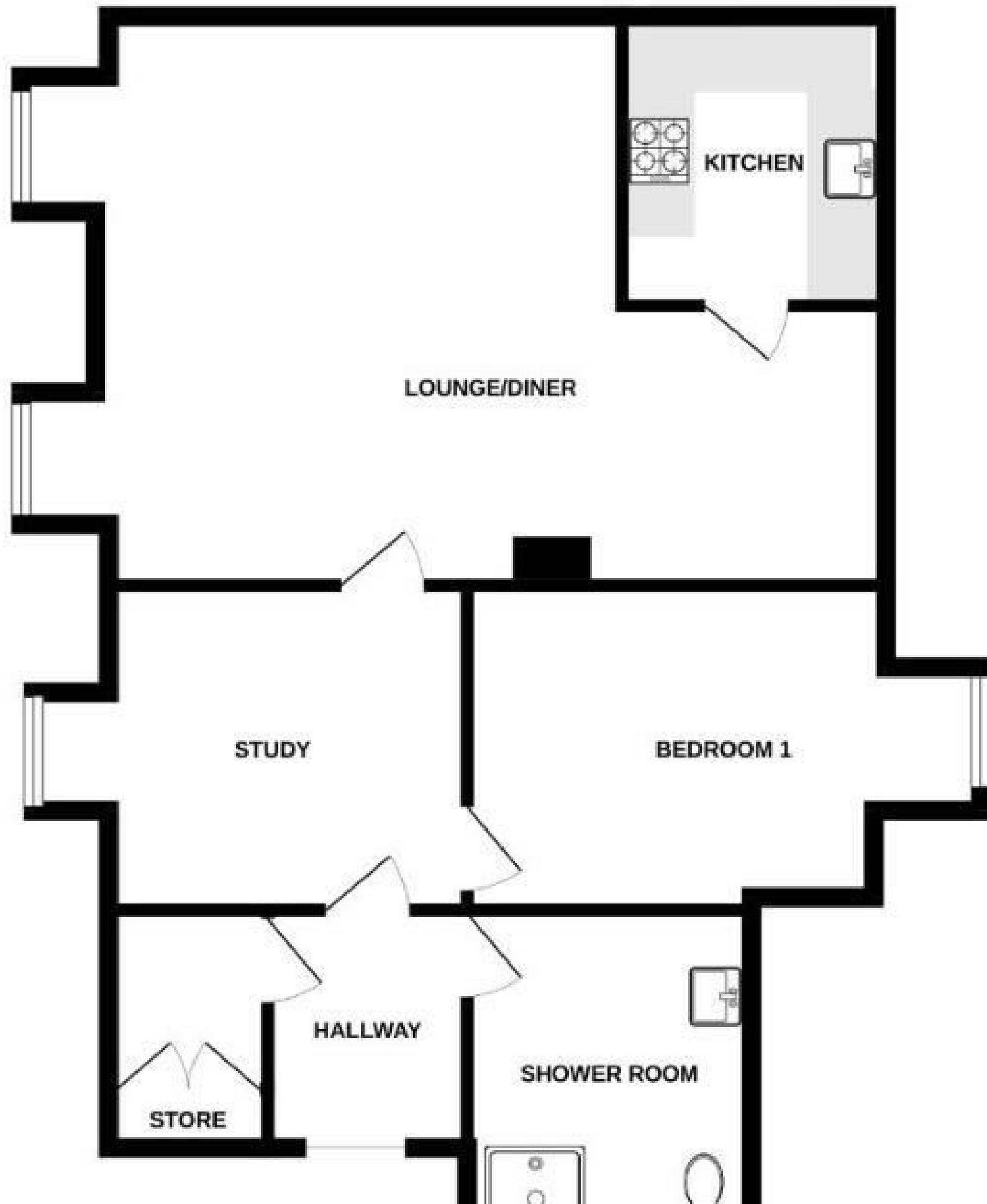


Tucked away a moments drive from popular Hothfield Village, is this spacious apartment, waiting for it's next owner. Offering over 70.sq ft of accommodation, being well presented and ready to move into.

Those of 55 will have access to a number of on-site restaurant provided meals, communal areas created to provide a community feel, creating a safe sanctuary with 24hrs a day emergency call system at arms reach. Externally, residents can enjoy the spacious lounge, or perhaps one of the other versatile reception spaces found within to socialise with friends and family that come to visit. Lift access is provided, allowing guests to navigate communal areas seamlessly, Internally, there is a neat and tidy entrance hall, with handy storage provided, as well as two sets of eaves storage which provide even more space is required.

There's a well equipped wet-room via the entrance hall, that is conveniently, located next door to the spacious bedroom, offering 2.7mx2.68m of floorspace, flooded in natural light. This theme continues into the 2nd reception room/study space – thanks to the smartly placed Dorma windows that keep the reception space cool when it's warm outside. It's a space that most will be envious of, with a large lounge, plenty of space for a dinning table and chairs opposite the kitchen that is separate from the lounge, but easily accessed.

Furthermore, Lakeside offers a convenient and affordable transport service, organising regular trips to Ashford and occasionally to other nearby destinations, allowing residents to explore the local area and beyond. A nominal charge applies for this service. Lakeside Gardens is set within 17 acres of established grounds and woodlands and a beautiful lake. It borders Hothfield Common and Nature Reserve, where the Highland Cattle roam free. Lakeside Retirement Village is located approximately 2 miles from Ashford and with close proximity of the M20. The onsite facilities include a full time Duty Manager, three resident lounges, hairdresser, treatment room and a mini bus too.



Tenure: Leasehold
Council Tax Band: B

- 1 bedroom, 2nd floor apartment with LIFT
- Well kept communal areas & gardens that wrap around the apartment
- Designated over 55's independent living accommodation
- On site facilities such as: Restaurant, Dinning & Coffee rooms
- Residents Emergency Call System throughout
- Residents lift to all floors easing access for those on 1st & 2nd floors
- Housekeeping for residents available at additional charge
- Share of residents parking on site
- Spacious lounge/diner (5.54mx6.69m) & Separate kitchen
- Lease: 974yrs, Ground rent: £100pa, Service charge: £3,960pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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