

Wall Road, Ashford, TN24 8NW

Asking Price £200,000



# Wall Road, Ashford, TN24 8NW



Hunters are delighted to welcome to the market this well-presented two-bedroom top floor flat with garage-en-bloc that offers a practical and well-balanced layout, ideal for first-time buyers, downsizers or investors alike.

To access the apartment, you can enter the main building via the secure entry door, either from the front or rear, which leads you to the staircase to take you to the top floor. The property is entered via a central hallway which provides access to all principal rooms and benefits from a useful storage cupboard, perfect for coats, household items or general storage.

To the left, the bright and spacious dual-aspect lounge/dining room measures approximately 4.22m x 3.55m, offering ample space for both comfortable seating and a dining area. This versatile room is ideal for relaxing or entertaining and enjoys a pleasant outlook with natural light enhancing the space. The separate kitchen is well proportioned and is arranged efficiently to maximise storage and worktop space, with room for essential appliances. The kitchen boasts ample wall and base units for storage, as well as worktop space for food preparation.



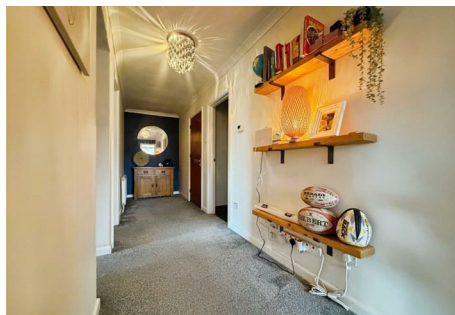
The flat features two bedrooms, making it suitable for a variety of living arrangements. The main bedroom is a generous double room, providing plenty of space for wardrobes and additional furniture. The second bedroom is ideal as a guest room, home office or child's bedroom. Both rooms are serviced by the main bathroom, consisting of a large shower, wash hand basin and W/C.

Overall, this top floor flat combines a sensible layout with well-proportioned rooms, making it a comfortable and functional home with excellent potential.

Ashford Town Centre is located approximately 0.5 miles and benefits from public transport links to many other areas in and around Ashford, as well as being a 38-minute train from London St Pancras. Close by are many local shops and amenities, that are within walking distance to the property. If you are a shopping lover, Ashford Designer Outlet and Ashford Town Centre are within walking distance to the property, where you will find a whole range of shops to fulfil your shopping needs.



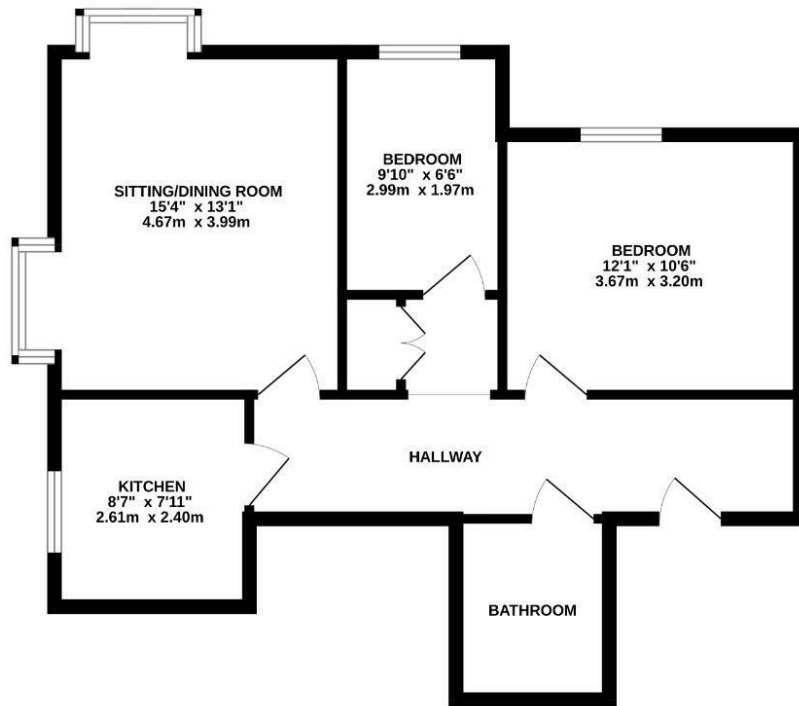
- Two bedroom top floor apartment
- Separate kitchen with ample storage
- Close to Town Centre and Ashford International
- Bathroom with large shower tray
- Service Charge: £170 monthly
- Sold with no onward chain
- Dual aspect lounge/diner
- Ample visitor bays and garage-en-bloc
- Lease remaining: 126 years Permit: £35-£50 per car
- EPC: C (77) Council Tax Band: B



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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

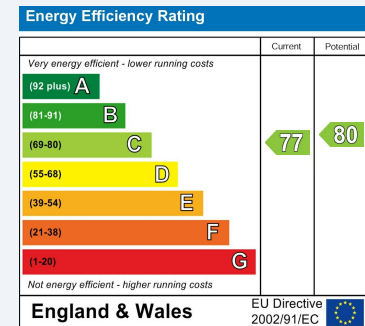
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE  
Tel: 01233 613613 Email: [ashford@hunters.com](mailto:ashford@hunters.com) <https://www.hunters.com>

