



Beaver Road, Ashford, Kent - No chain, 1 Bedroom Ground Floor Apartment

- 1 Bedroom, Ground floor apartment - No onward chain!
- 1 Spacious bedroom with sky-light
- Shower room which services bedroom
- Walking distance to Ashford International Railway & Town Centre
- Lease instalment (Ongoing) TBC of 99yrs - No ground rent/service charge payable at present.
- Boasting a fabulous 60ft (approx) rear private garden
- Generous split level reception room to front
- Kitchen/breakfast room to rear with sky-light
- Great first time buy or investment purchase, with rental projection: £950pcm
- EPC Rating: F (33) - Council Tax Band: A

Asking Price £110,000

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1 Bedroom ground floor flat with private entrance and rear garden, sold with no onward chain.

DESCRIPTION

No onward chain complications - A previous conversion which now offers a spacious, ground floor apartment with private entrance located close on Beaver Road, within walking distance to Ashford International train station & the town centre.

The property offers a generous sitting/dining room to the front of the home, a kitchen/breakfast room to rear with sky-light, large double bedroom as well as a shower room too. To the rear is a property is a private garden measuring approximately 60ft in length. Although the property could benefit from improvement, it provides the opportunity for a first time buyer, or investor to make their mark with this well positioned property.

Sitting Room - 11'2 x 11'4 (3.40m x 3.45m)

Dining Area - 10'10 x 10'4 (3.30m x 3.15m) -

Inner Hall - Storage cupboard, doors to:

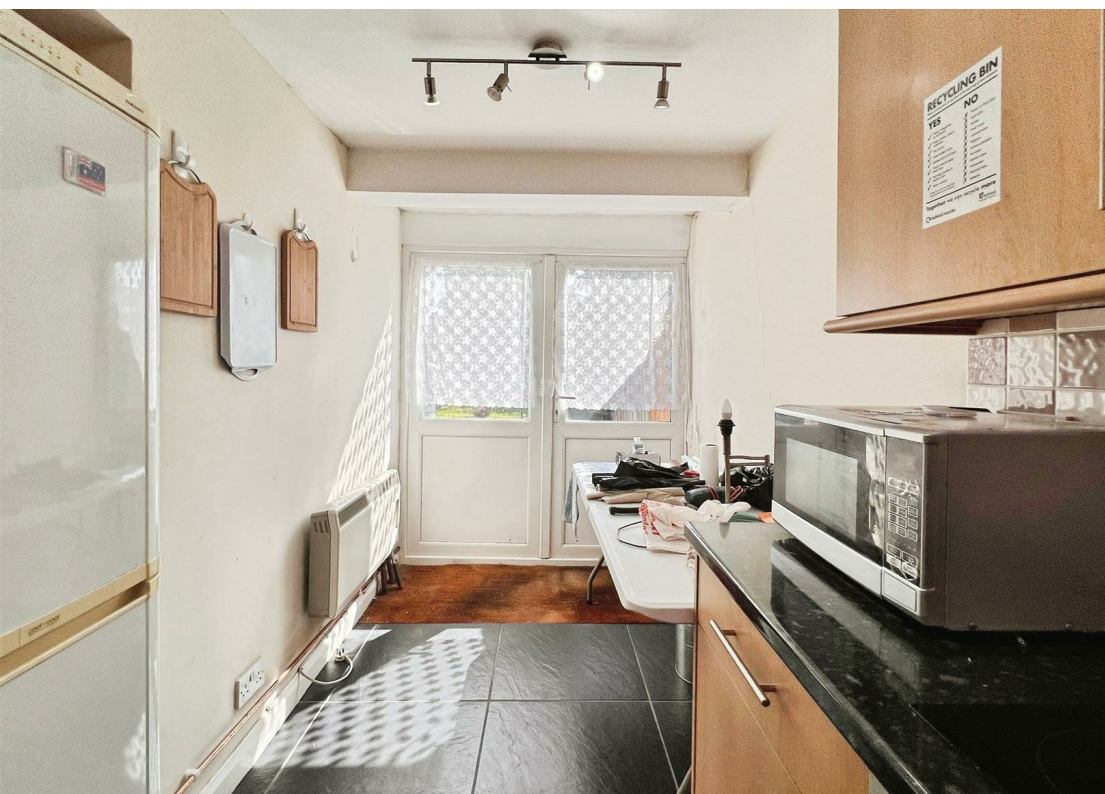
Bedroom - 7'2 x 7'11 (2.18m x 2.41m) - Skylight.

Kitchen - 11'1 x 6'0 (opening to 15'0) (3.38m x 1.83m)

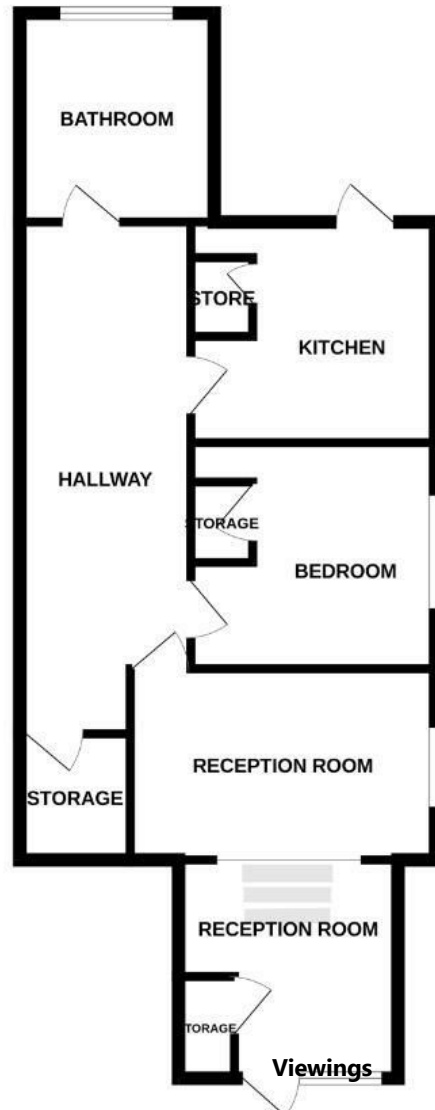
Services - Mains drainage, water and electric heating.

Council Tax - Ashford Borough Council Tax Band: A.

Lease details: The property will be sold with a 999yr lease with a peppercorn ground rent, The property will also be sold with a 50% share of the free-hold. Any on going costs will be agreed/shared with the other property/owner within the share of freehold via private agreement, with no management company in existence.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

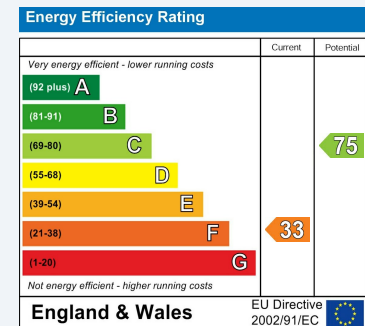
Valuations

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

TOTAL FLOOR AREA - 664 sq.ft. (61.7 sq.m.) approx.
This floor plan has been prepared to provide an approximate indication of the layout of the property. It is not intended to be a precise measurement 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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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.



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