



Guernsey Way, Ashford

Asking Price £185,000



## Guernsey Way, Ashford

### DESCRIPTION

***Hunters are pleased to offer this desired style, upper-floor maisonette with its own front door! The flat offers two, well proportioned bedrooms as well as a generous sized living area suitable for entertaining. The kitchen offers an array of wall & base hung cabinetry that provide plenty of space for all the necessities! Opposite is a handy storage cupboard along with a generous family bathroom with shower over and W/C. Externally, you will find the allocated parking spaces.***

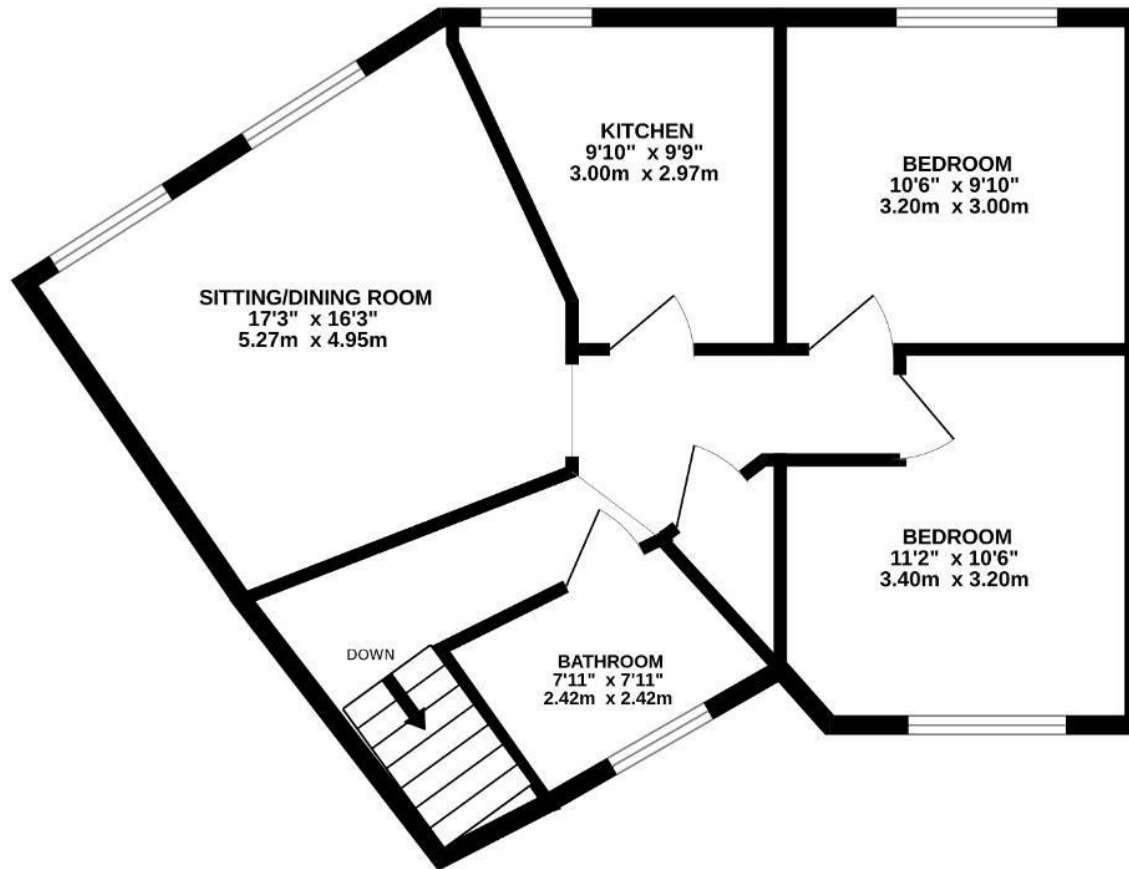
***The property is found just off the Trinity Road a little over two miles to the north of Ashford town centre. Within a few minutes walk, you can take advantage of using Eureka Business Park shops and eateries and if you fancy an evening walk, why not pop down to the local cinema and treat yourself to a meal after. On the fringes of Kennington, you are close to some stunning countryside like Westwell lake where there are plenty of good walks to discover. Goat Lees primary school, Downs View and Towers Academy are all within walking distance and junction 9 of the M20 is only a couple of minutes ride away. There is a regular bus route on Trinity Road. Ashford International Station is Approx 2.1 miles and The High Speed link gets you into London St Pancras in just 38 minutes***

- 2 Bedroom, Upper maisonette - NO ONWARD CHAIN!
- Bright reception room
- 2/3 Parking spaces
- Popular Kennington Location
- Service charge: £1100.31pa per year
- Two spacious bedrooms, both doubles
- Large family bathroom
- Council Tax Band: B, EPC Rating: C
- 100 Years remaining on lease (approx)
- Ground rent: £180.00 per year, Insurance payments: £555.87pa



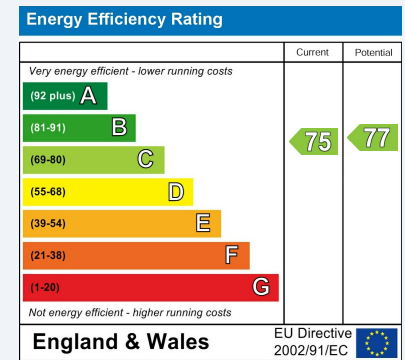


## 1ST FLOOR



## 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.



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

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

## Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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



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