



GUILDCREST ESTATES



42B The Street
Ash, Canterbury CT3 2EW



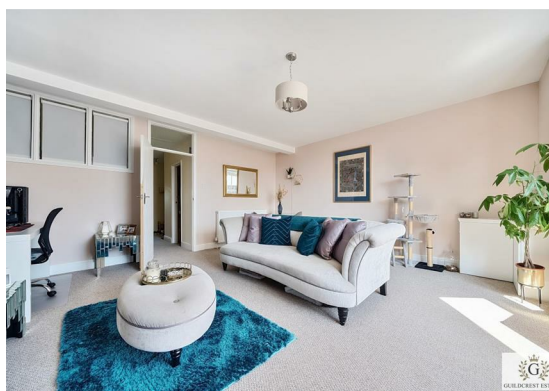


GUILDCREST ESTATES

The Street Ash Canterbury CT3 2EW Offers in excess of £200,000

Welcome to this historic Grade II listed first floor flat set in the picturesque and very popular village of Ash, which is being sold with Share of Freehold and a Long Lease. This property is very much in our opinion 'turn key property and would be perfect for a first time purchase or someone downsizing. This property has a wealth of charm and character and is within walking distance of village amenities from two local public houses to a takeaway and co-op store . This property is also on a main bus route for Canterbury and Sandwich .

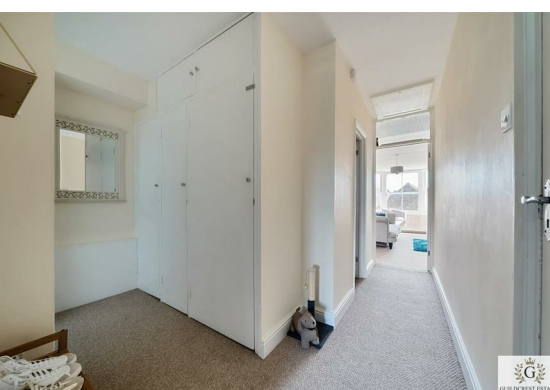
The entrance to the property is at the front and is shared by the 2 flats, stairs lead to the first floor and entrance into a nice size hallway. You will automatically walk straight into an amazing Lounge/Dining Room, this is a great size, very bright and airy and is a real selling feature of this wonderful home. There is plenty of space for entertaining with friends and family, there's a wonderful bay area where you can sit and enjoy the view overlooking the church after a hard day at work.





Further accommodation offers a cosy fitted kitchen with a range of wall and base units and has a door that leads to a fire escape. There is also a modern bathroom with 3 piece suite and you will find at the back of the property 2 bedrooms, the main bedroom is a great size, plenty of space for king size bed and wardrobes. So all in all a great size apartment that must be viewed so call us now....

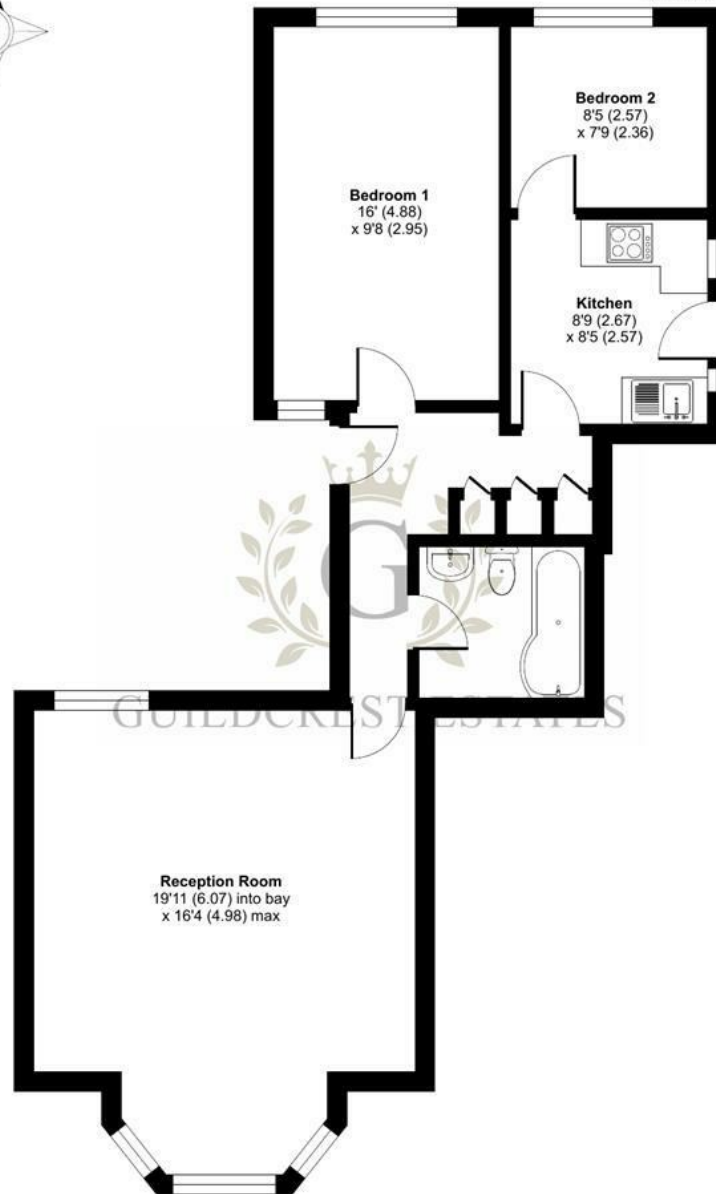
Council tax band B
We have been advised by the vendor there are 995 years remaining on the lease and the property is Share of Freehold.



The Street, Ash, Kent, CT3

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



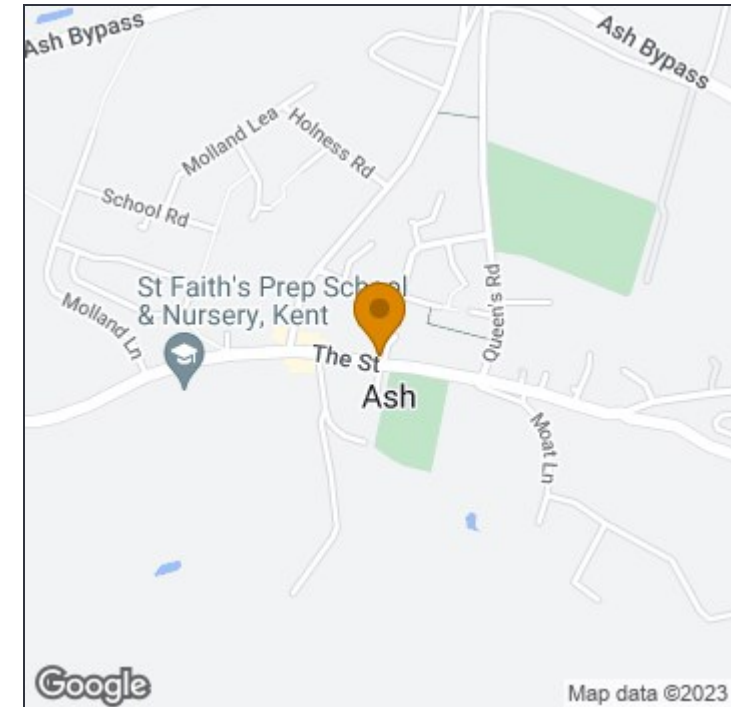
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Guildcrest Estates Ltd. REF: 1026521



GUILDCREST ESTATES



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manston

The Sales Suite, Office 4 Maple Leaf Manston
Business Park, Ramsgate, Kent, CT12 5GJ

T: 01843 272 200

sales@guildcrestestates.co.uk

<https://www.guildcrestestates.co.uk>