



## 6 Lime Court, Kennington

In Excess of £225,000

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Kennington, Ashford

Well-presented top floor apartment in Kennington with 2 double bedrooms, en-suite master, open plan living space with vaulted ceiling and Juliet balcony. 999-year lease from 2006. Includes allocated parking and visitor spaces. Ideal for comfortable living with convenience and investment potential. Council Tax band: B

Tenure: Leasehold

- NO ONWARD CHAIN
- Top Floor Apartment
- 2 Double Bedrooms
- Allocated Parking plus visitor spaces
- En-suite to Master Bedroom
- Open Plan Living Area with Vaulted Ceiling
- Close Proximity to Local Amenities
- Popular Kennington Location
- 999 year lease from Jan 2006



### Hallway

With doors leading to bedrooms, bathroom and kitchen/living area and loft access.

### Kitchen/Living Area

23' 9" x 19' 5" (7.24m x 5.92m)

Open plan kitchen/living area with Juliet balcony to front storage cupboard, large window to front and velux to side. The kitchen area comprises a range of cupboards and drawers beneath work surfaces with additional wall mounted units. Stainless steel sink with mixer tap and drainer, gas hob with low level oven and extractor fan over, integrated washing machine and fridge/freezer.

### Bedroom

16' 3" x 12' 0" (4.95m x 3.66m)

With window to rear, 2 double built in wardrobes.

### Shower Room

Fully tiled shower cubicle, with towel radiator.

### Bedroom

11' 10" x 8' 11" (3.61m x 2.72m)

Window to rear, double built in wardrobe.

### Bathroom

White suite comprising low level wc, wash hand basin with mixer tap and vanity cupboard under. Panelled bath with mixer tap and partially tiled walls.



**ALLOCATED PARKING**

1 Parking Space

1 allocated parking space with additional visitors spaces







## Top Floor Apartment

Approx. 81.1 sq. metres (873.1 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,

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 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.

**Andrew & Co Estate Agents - Ashford**

01233 632383

[info@andrewandco.co.uk](mailto:info@andrewandco.co.uk)

