



## 8 East Stour Way, Ashford

Guide Price £145,000

# 8 East Stour Way

Ashford, Ashford

A spacious second floor 2-bedroom apartment, enjoying an en-suite to the main bedroom, long lease with 147 years remaining, plenty of parking close-by and offered for sale with no onward chain. Council Tax band: B

Tenure: Leasehold

- 2-bedroom spacious apartment
- Second floor
- En-suite to Bedroom 1
- 147 years left on the lease
- £125 per month service charges / £150 per year ground rent
- Plenty of parking close-by
- Easy access to M20 / Walking distance to Asda & Designer Outlet
- No onward chain



### **Communal Entrance**

Staircase to the first and second floors, carpets laid.

### **Second Floor**

Doors to each property.

### **Entrance Hallway**

Loft access, airing cupboard housing hot water cylinder, entry phone, Tel point, laminate wood flooring.

### **Living Room**

13' 0" x 14' 6" (3.96m x 4.41m)

Windows to the front, radiator, laminate wood flooring.  
Door to Kitchen.

### **Kitchen**

6' 7" x 5' 8" (2.00m x 1.73m)

Matching wall and base units with worksurfaces over and inset 1.5 bowl stainless steel sink/drainer, built-in electric oven, hob and extractor hood, plumbing for washing machine, space for fridge/freezer. Tiled splashback, vinyl flooring, windows to the front.

### **Bedroom 1**

14' 2" x 10' 10" (4.33m x 3.29m)

Windows to the front, radiator, carpet.

### **En-suite**

Comprising a shower enclosure with electric shower, WC, wash basin, shaver socket, extractor fan, partly tiled walls, vinyl flooring.

### **Bedroom 2**

8' 0" x 8' 8" (2.43m x 2.63m)

Window to the front, radiator, carpet.

### **Bathroom**

Comprising a bath, WC, wash basin, shaver socket, extractor fan, partly tiled walls and vinyl flooring.



**ON STREET**

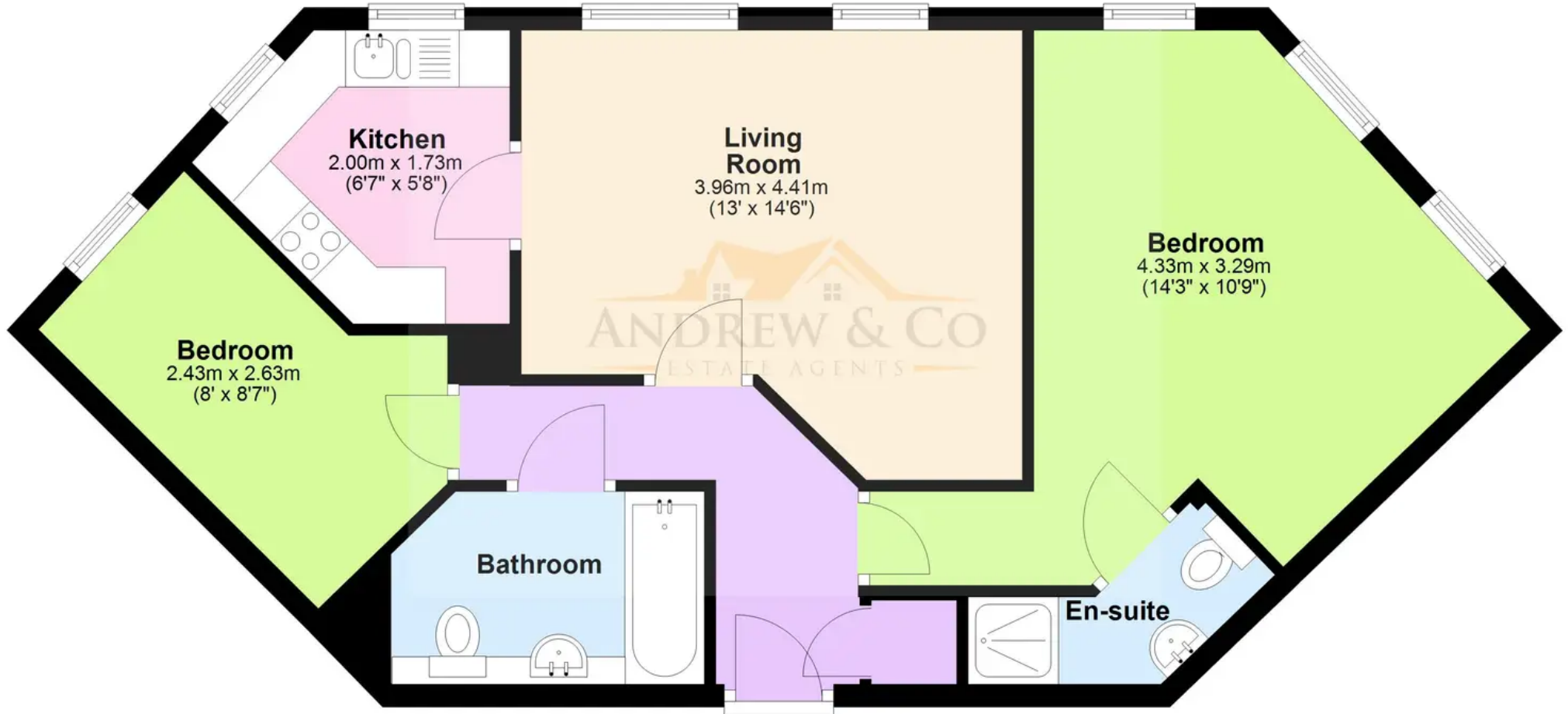
On-street parking available in designated parking bays.





## Second Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

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.

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