



MAX HEIGHT  
1.80 mtrs

philip  
INDEPENDENT  
ESTATE  
AGENT  
jarvis



## 11 Maurice Buckmaster Lane, Ashford, Kent. TN23 3RU.

Guide Price £235,000 Leasehold

### Property Summary

**"I was really taken by the size of this two bedroom coach house. Tucked away within this modern development, it has also really been well maintained by the seller". - Philip Jarvis, Director.**

A two bedroom coach house found within an ever popular residential district of Ashford.

The property has its own front door with stairs up to the main area of accommodation. Well proportioned there is a large open plan living, dining and kitchen area, two double bedrooms and modern large shower room with walk in shower.

The property also benefits from is also double glazing, gas central heating, two useful cupboards and an allocated parking space found next to the property.

If you were looking for an investment, the seller would be willing to sell with the current Tenants remaining in the property.

Well positioned, the town centre is within easy access as also is Ashford International railway station and the M20.

An early viewing comes most recommended.

### Features

- Two Bedroom Coach House
- Guide Price £235,000-£245,000
- Two Double Bedrooms
- Allocated Parking Space
- Popular Residential Area
- EPC Rating: C
- Open Plan Living/Dining Kitchen Area
- Modern Fitted Kitchen
- Contemporary Shower Room
- No Onward Chain
- Council Tax Band C

## **Ground Floor**

### **Entrance Door To**

### **Lobby**

Radiator. Stairs to first floor.

## **First Floor**

### **Landing**

Access to loft. Cupboard housing boiler. Further cupboard laminate floor.

### **Living/Dining/Kitchen Area**

21' 2" x 12' 9" narrowing to 10' 6" (6.45m x 3.89m)  
Open plan living/dining/kitchen area. Double glazed window to front. Two double glazed skylight to rear. Range of contemporary base and wall units. Bosch electric oven. Stainless steel four ring gas hob with extractor over. Stainless steel one and a half bowl sink unit. Fridge/freezer. Washing machine. Laminate flooring. Two radiators.

## **Bedroom One**

11' 4" x 10' 4" plus recess of 4' 3" x 3' 4" (3.45m x 3.15m plus recess of 1.30m x 1.02m) Two double glazed windows to front. Radiator. Laminate floor.

## **Bedroom Two**

11' 6" x 9' 6" (3.51m x 2.90m) Two double glazed Velux windows to rear. Radiator. Carpet.

## **Shower Room**

Modern suite of low level WC, pedestal hand basin and walk in fully tiled shower cubicle. Three downlights. Extractor. Chrome towel rail.

## **Exterior**

### **Parking**

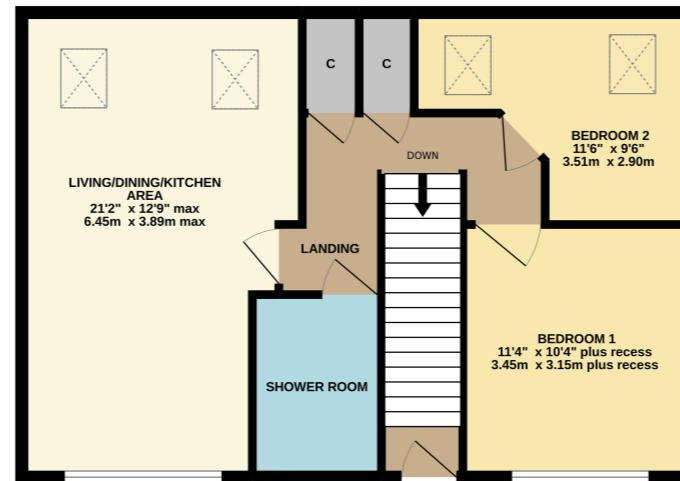
There is one allocated parking space adjacent to the building. There is also use of a shared bike store.

### **Agents Note**

This a leasehold property with approximately 114 years left on a 125 year lease. The building insurance is currently £126.24. The seller has made us aware that there is no service charge.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights 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. Made with Merge3D ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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