



**Bayley Place
Leacon Road
Ashford
Kent
TN23 4AL**

Offers in Excess of £248,000

bettermove

Leacon Road Ashford

Bettermove are proud to present this 2 bedroom first floor flat in Ashford, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

This is a leasehold property with 995 years remaining on the lease; the ground rent is £250 per annum and the service charge is approximately £1,850 per annum. The Estate Charge £400 per annum and the parking is £175 per annum.

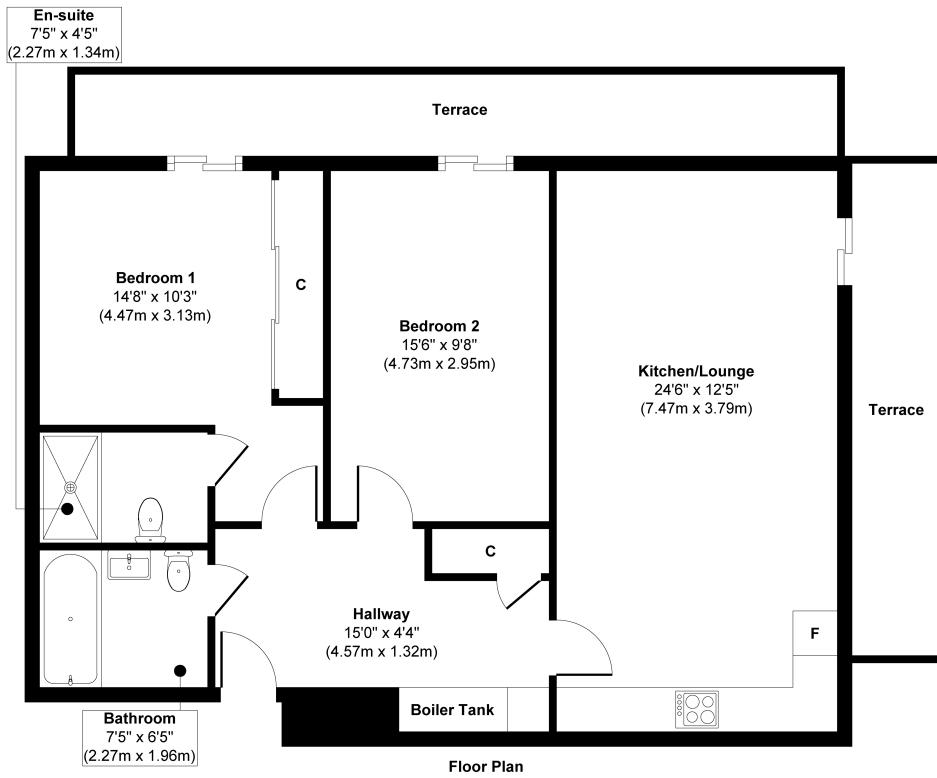
The interior of this property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms including the master bedroom with an ensuite bathroom and the family bathroom on the first floor of the building. The property boasts a private wrap around terrace and access to exclusive rooftop gardens, providing a tranquil space to unwind.

Located in the popular residential area of Ashford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ashford Train Station, the M20 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



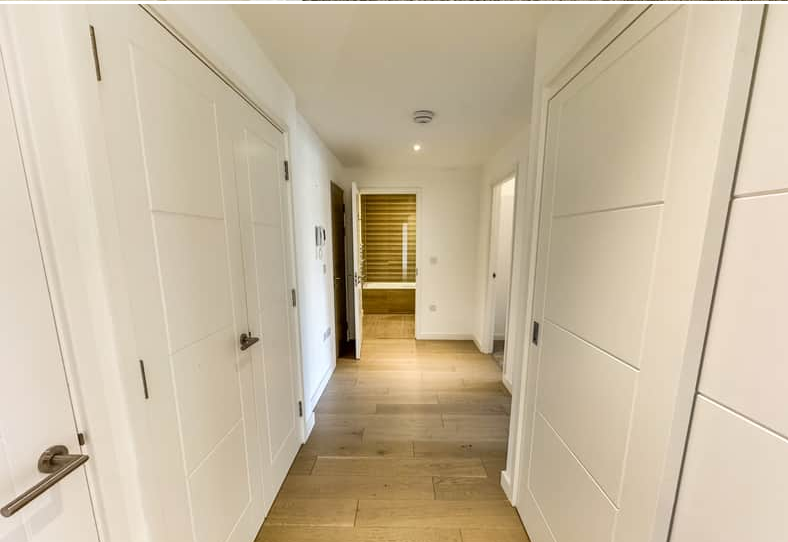
TN23 4AL - Flat 1, Bayley Place, 5 Leacon Road, Ashford



Approx. Gross Internal Floor Area 845 sq. ft / 78.58 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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