





**130, Palmer Court, 5 Pitcher Lane, Ashford, Surrey TW15 2DZ**  
**£360,000 - Leasehold**



## PROPERTY DESCRIPTION

Set in the heart of Ashford Town Centre, this beautifully presented two-bedroom, two-bathroom apartment offers approximately 750 sq ft of contemporary, well-designed living space. Ideally located within easy walking distance of local shops, restaurants, and excellent transport links to London Waterloo (approx. 35 minutes) with Ashford train station only a 7 minute walk, it is perfect for commuters, first-time buyers, or investors. The property features a bright and spacious open-plan living/kitchen area with integrated appliances, enhanced by large windows and a neutral décor that creates a light and airy feel throughout. A standout feature is the generous wraparound balcony overlooking the communal grounds, accessed directly from the living area — ideal for relaxing or entertaining. Further benefits include secure allocated parking for two cars with one space underground and lift access to all floors for added convenience.

## POINTS OF INTEREST

- Prime town centre location
- Two double bedrooms
- Walking distance to shops, restaurants & station
- 750 sq ft of contemporary, well-designed living space
- En-Suite to master bedroom
- Generous wraparound balcony
- Secure parking for two cars one underground
- Walking distance to shops, restaurants & station (7 min walk)



**GROUND FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(65-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		