



philip jarvis  
01622 859241  
www.philipjarvis.co.uk  
**FOR SALE**  
2 The Cloth Hall

CHURCH WALK

philip INDEPENDENT ESTATE AGENT jarvis



**2 The Cloth Hall, North Street, Headcorn, Ashford, Kent. TN27 9NN.**

**Guide Price £125,000 Leasehold**

## Property Summary

"I think this unique property would ideal be for a first time buyer or landlord/investor." - Matthew Gilbert, Branch Manager.

Available to the market is this impressive Grade II listed ground floor one bedroom maisonette. The property comprises of an open plan kitchen, living/dining room, bedroom and separate shower room.

Externally to the front there is a shared courtyard area to enjoy with your neighbouring apartment. This maisonette offers a wealth of character with beautiful exposed beams and stunning feature bay windows.

Located in the vibrant village of Headcorn, there is a wide range of shops, eateries and amenities to include a doctors surgery and primary school.

There is also easy access to the M20 and a direct line to London Charing Cross.

I think this home is a great lock up and leave. It is compact and full of character, so please book a viewing without delay.

## Features

- Ground Floor Maisonette
- Beautifully Presented
- Shower Room
- Council Tax Band A
- Character Features Throughout
- Village Centre Location
- Long Lease
- EPC Rating: E

## **Ground Floor**

### **Front Door To**

### **Kitchen/Living Area**

18' 7" x 9' 7" (5.66m x 2.92m) Feature bay window to front and side. Range of base and wall units. Localised tiling. Quartz worktops. Butler style sink. Integrated appliances include AEG electric oven, AEG induction hob, under counter fridge/freezer and washer dryer. Cupboard housing consumer unit. Exposed timbers. Electric panel heater.

### **Dining Area**

8' 6" x 6' 8" (2.59m x 2.03m) Exposed beams. Electric panel heater.

### **Bedroom**

10' 1" x 6' 9" (3.07m x 2.06m) Feature bay window to side. Exposed timbers.

### **Shower Room**

Exposed timbers. Suite comprising of low level WC, wash hand basin with cupboard underneath and shower cubicle with Mira electric shower and retractable glass screen. Localised tiling. Under floor electric heating.

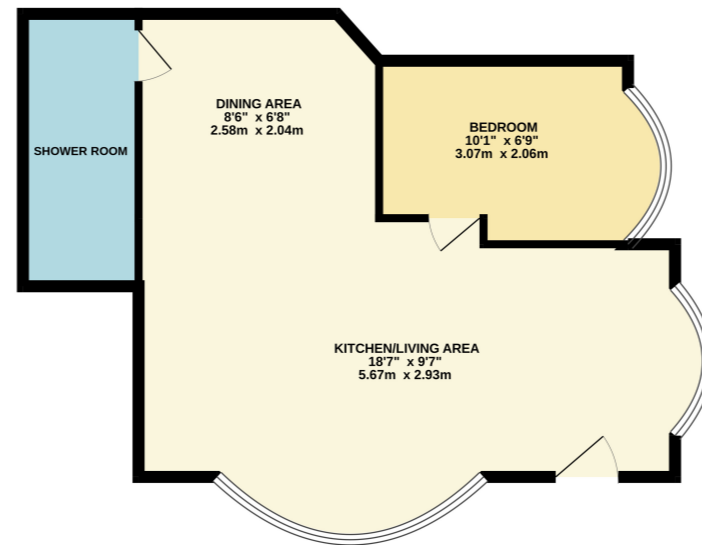
## **Exterior**

### **Front Garden**

Communal courtyard area for apartment 1 and 2. Feature brick wall. Paved patio area.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for information 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 SketchUp 12/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>39</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		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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