



NO  
PARKING

philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**10 Bailies Court, Ashford Road, Harrietsham, Kent. ME17 1BX.**

**£195,000 Leasehold**

## Property Summary

**"I think this wonderful top floor apartment is great for a first time buyer". - Matthew Gilbert, Branch Manager.**

Available to the market is this incredibly well presented top floor apartment located in the super commuter village of Harrietsham.

The property is arranged to include an entrance hall, kitchen/breakfast room, lounge, double bedroom with built in double wardrobes and bathroom.

Externally there is an allocated parking space and visitors bays available behind a locked gated entrance which is extremely secure.

Added to this there is the huge benefit of underfloor gas central heating.

Harrietsham is a fantastic commuter village with a public house, primary school, convenience shops and mainline railway station. The M20 is also found a short distance away at junction eight for Leeds Castle.

This well presented home that was built in 2005 by Gillcrest Homes really needs to be seen to appreciate everything on offer so book a viewing without delay.

## Features

- One Bedroom Top Floor Apartment
- Allocated Parking Space
- Popular Commuter Village
- EPC Rating: C
- Gas Central Heating
- Incredibly Well Presented
- Double Glazing
- Council Tax Band B

## **Ground Floor**

### **Communal Front Door To Hallway**

intercom system. Stairs to second floor landing. Double glazed windows to side and rear. Security lighting. Hatch to communal loft.

## **Top Floor**

### **Internal Front Door To**

### **Inner Hall**

Intercom system. Cupboard.

### **Kitchen/Breakfast Room**

14' 5" x 11' 5" (4.39m x 3.48m) Double glazed window to front. Range of base and wall units. Sink and drainer. Integrated oven. Five ring gas hob and extractor. Integrated dishwasher, washing machine and tall fridge/freezer/ Built in cupboard. Thermostat. Localised tiling.

## **Lounge**

14' 6" x 12' 3" (4.42m x 3.73m) Two sets of double glazed window to front. Thermostat. BT & TV point.

## **Bedroom**

10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to front. Built in double wardrobe. Thermostat.

## **Bathroom**

Extractor. Localised tiling. Suite comprising of low level WC, wash hand basin and panelled double ended bath with shower attachment. Shaver point.

## **Exterior**

### **Front**

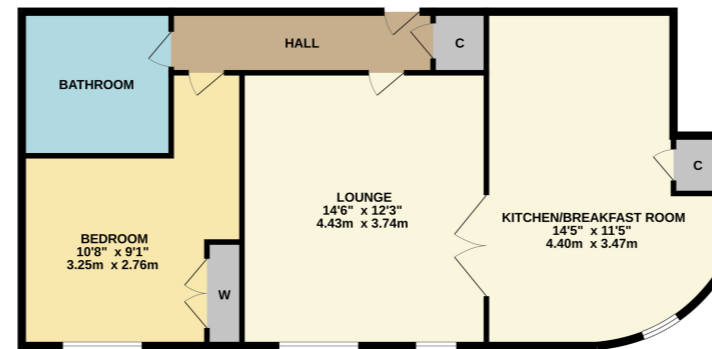
Shrubs and plants to borders. Pathway to side access.

### **Parking**

Electric gated entrance to parking area. One allocated parking space and designated visitor bays available.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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	
(69-80)	C	80 80
(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

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.

