



GB



8 Pembroke Court, Cambridge Road, Ashford, Surrey TW15 1DE
£280,000 - Leasehold



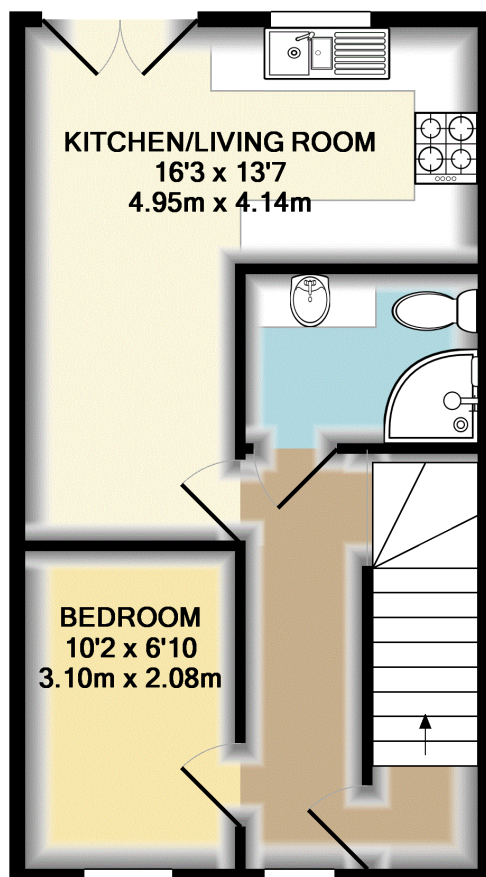
PROPERTY DESCRIPTION

An ideal opportunity for any first time buyer or investment purchaser to acquire this modern, split-level, two bedroom, two bathroom apartment which is tucked away within a small, gated development. The property is offered in excellent condition throughout with the top floor comprising a large master bedroom suite with enough space for an office area, double built-in wardrobes, and an ensuite bathroom. Meanwhile, the lower floor contains your second bedroom, a further bathroom, and an open-plan lounge/kitchen with modern units and a Juliet balcony overlooking the communal garden at the rear. Further benefits include gas heating, double glazing, and allocated off street parking.

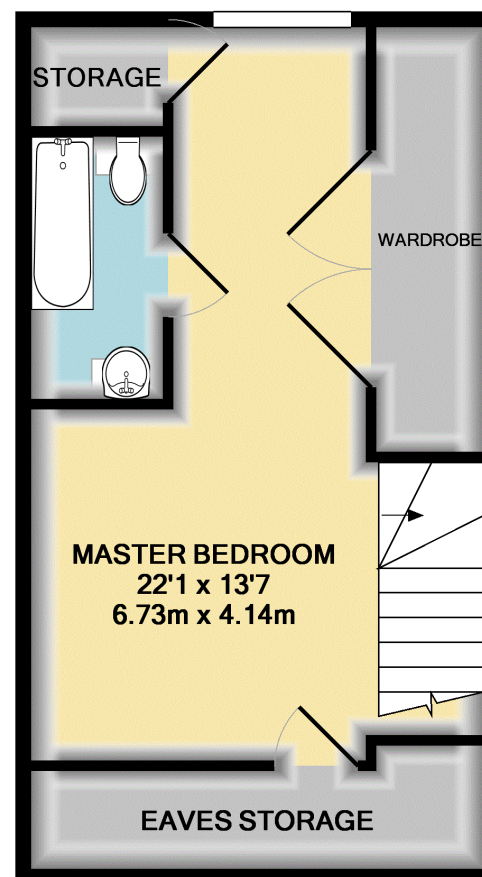
POINTS OF INTEREST

- Small, gated development
- Split-level apartment
- Two bedrooms
- Two bathrooms
- Communal gardens
- Allocated off-street parking





1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.9 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. 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		
(69-80)	C	79	79
(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			