



Kilndown Close  
Ashford  
Kent  
TN23 5TY

Offers In Excess Of £142,000

bettermove

# Kilndown Close

## Ashford

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

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the garage.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2009; the ground rent is £150pa and the service charge is £1,650pa.

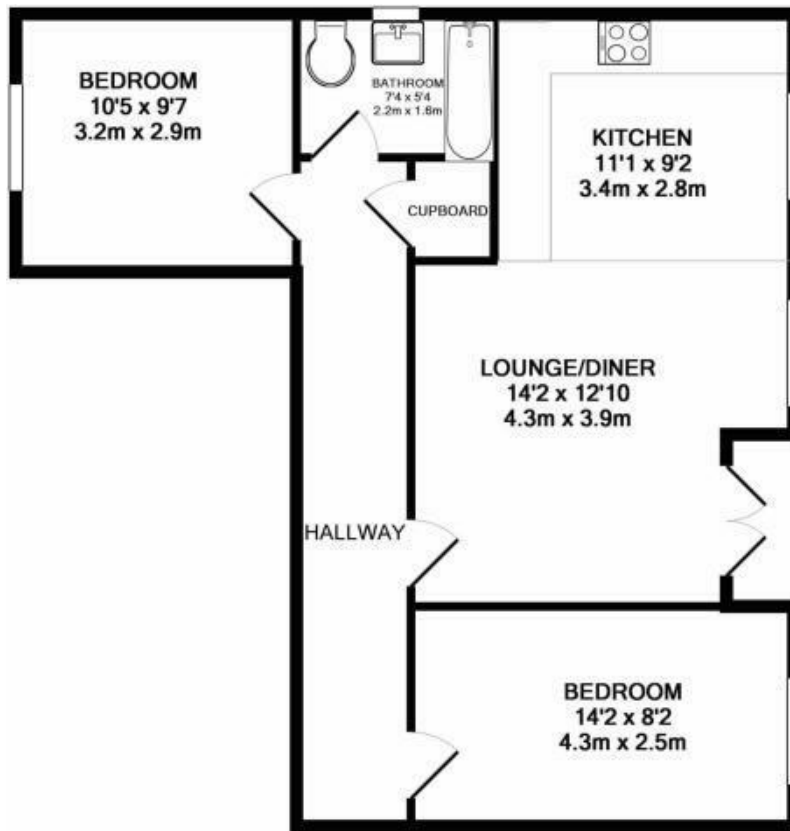
The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom.

Located in the popular town of Ashford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A20, M20 and many local bus routes.

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







TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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