

## 24 Fairholme Road, Ashford, London TW15 2LH



**Asking Price £390,000 Leasehold**



**A beautifully presented 2 double bedroom purpose built ground floor maisonette with a delightful and private garden having a garage. Quietly situated in a desirable location with Long Lease and Low Outgoings. HIGHLY RECOMMENDED.**

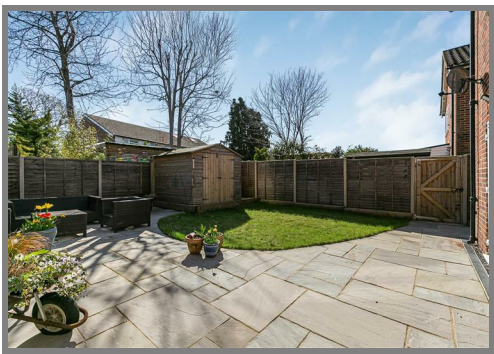
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For Sale:

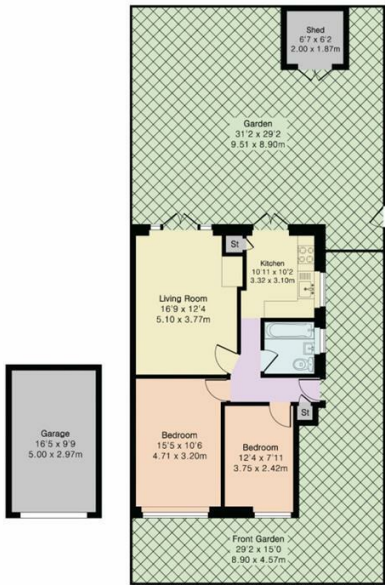
This fine maisonette which has recently been refurbished to a very high standard by the present owner is perfect for someone wishing to either down size or a first time buyer looking for excellent accommodation that features a sunny aspect lounge with patio doors to a delightful private garden, a recently and well fitted kitchen having further double patio doors to the garden, 2 double bedrooms and also a newly fitted modern bathroom. An additional feature of this splendid property is the delightful and private sunny aspect garden with extensive patio and lawn area with a large and useful storage/garden shed with power and light. The property has been fully refurbished in the last 3 years having newly fitted windows and patio doors, rewired and plumbed and a new central heating boiler. There is also a garage in a nearby block. Long lease and low outgoings with ground rent £14 per annum and £0 service charge.

Location:

Quietly situated in a desirable residential road within a short walk of Ashford town centre and station, with local bus routes close to hand to Staines, Sunbury and Heathrow Airport, with access to the M3 and M25 motorways.



Approximate Gross Internal Area 660 sq ft - 61 sq m  
(Excluding Garage & Outbuilding)  
Garage Area 160 sq ft - 15 sq m  
Outbuilding Area 40 sq ft - 4 sq m



Garage Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ESTABLISHED 1890

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.