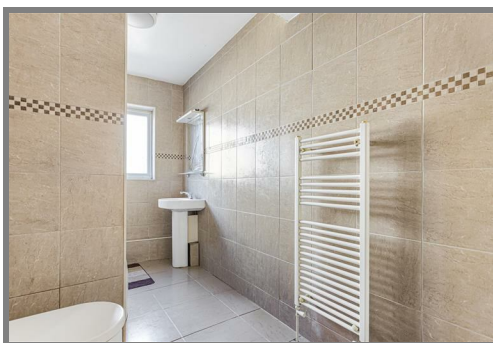


92A Church Road, Ashford, TW15 2PL



Asking Price £375,000 Leasehold



A rare and appealing 4-bedroom split level first floor flat offering spacious and adaptable accommodation for a perfect family home or rental/investment opportunity. No Forward Chain.

FOR SALE

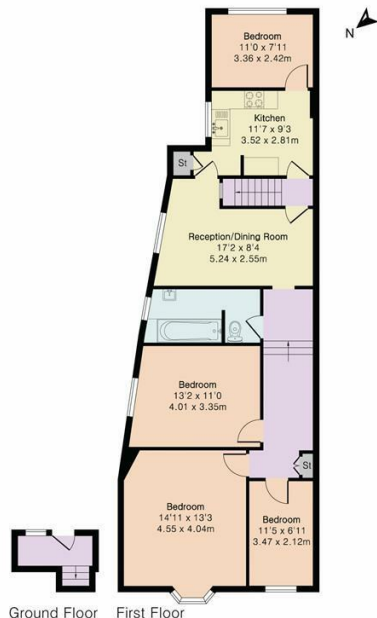
An opportunity to purchase a spacious 4 bedroom converted split level flat in town centre location with own street entrance. The adaptable accommodation features a lounge, kitchen, 4 excellent sized bedrooms and modern family bathroom. Recently installed automated ventilation system. Perfect investment/ rental opportunity or home.

LOCATION

A convenient town centre location with a variety of shops, supermarkets and restaurants on your door step, Ashford Train Station, Library and Gym are minutes away.



Approximate Gross Internal Area 1072 sq ft - 100 sq m
Ground Floor Area 33 sq ft - 3 sq m
First Floor Area 1039 sq ft - 97 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		59	71
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
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.