



**17 Campus Court, Ashford, TN23 4AF**

**40% Shared ownership £102,000**

Lovely ground floor apartment with two double bedrooms and private courtyard garden in Victoria Quarter development, close to Victoria Park and easy walking distance to the town centre and mainline station, with allocated parking.

## **Panelled Front Door to:**

### **Hallway**

Two large storage cupboards.

### **Reception Room/Kitchen 19'11 x 13'3 (6.07m x 4.04m)**

Double aspect, stainless steel 1 1/2 bowl sink unit, range of worktops with gloss fronted drawers and cupboards, wall cupboards, stainless steel gas hob with extractor chimney above and low level oven, integrated fridge/freezer and washing machine.

### **Bedroom One 17'6 x 8'6 (5.33m x 2.59m)**

Window to side.

### **Bedroom Two 13'4 x 10'3 (4.06m x 3.12m)**

Window to side.

### **Bathroom 6'10 x 6'8 (2.08m x 2.03m)**

Ceramic tiled floor and white suite comprising panelled bath with mains shower over, wash hand basin, low level WC, chrome towel rail, local wall tiling.

### **Outside**

Allocated parking space and visitors space.  
Small nicely enclosed courtyard garden area.

### **Tenure**

Leasehold - Balance of 125 year lease from 2019.

£443.11 payable to Orbit Housing Group for rent, ground rent and maintenance.

### **Services**

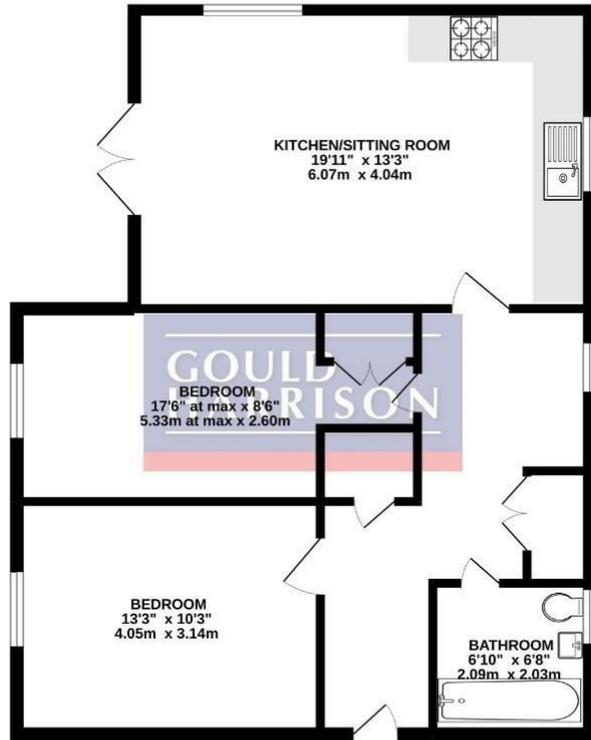
All main services are connected.

### **Council Tax**

Ashford Borough Council Band: B.

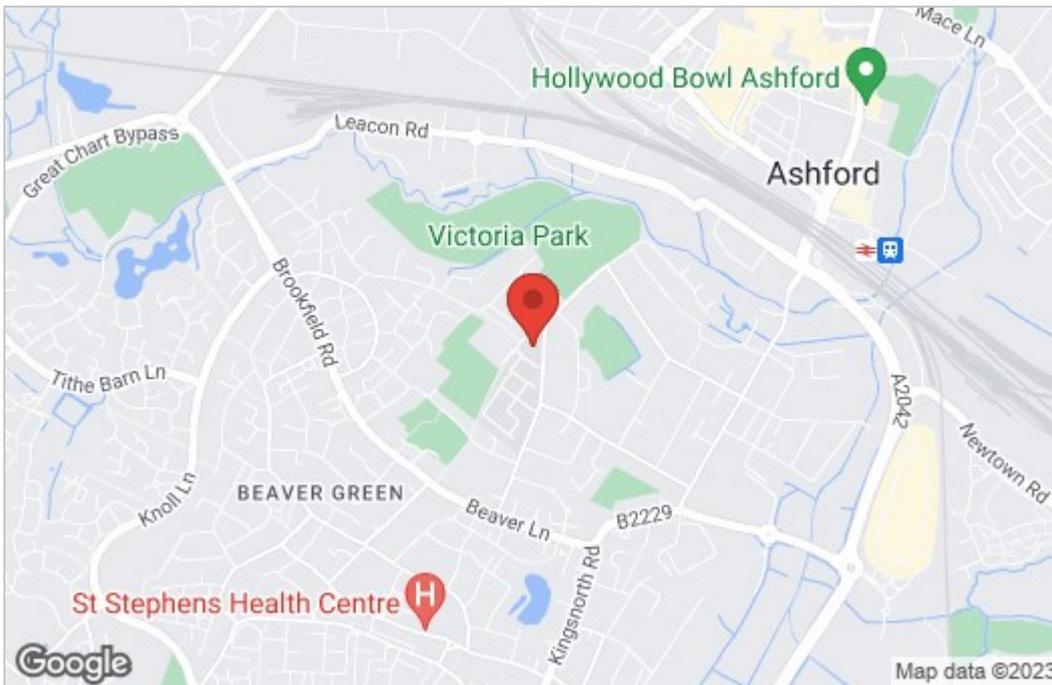
# Floor Plan

GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.

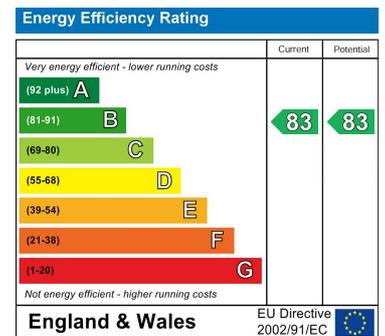


TOTAL FLOOR AREA: 736 sq ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.