



9 Conifer Court, The Crescent, Ashford, TW15 2SY

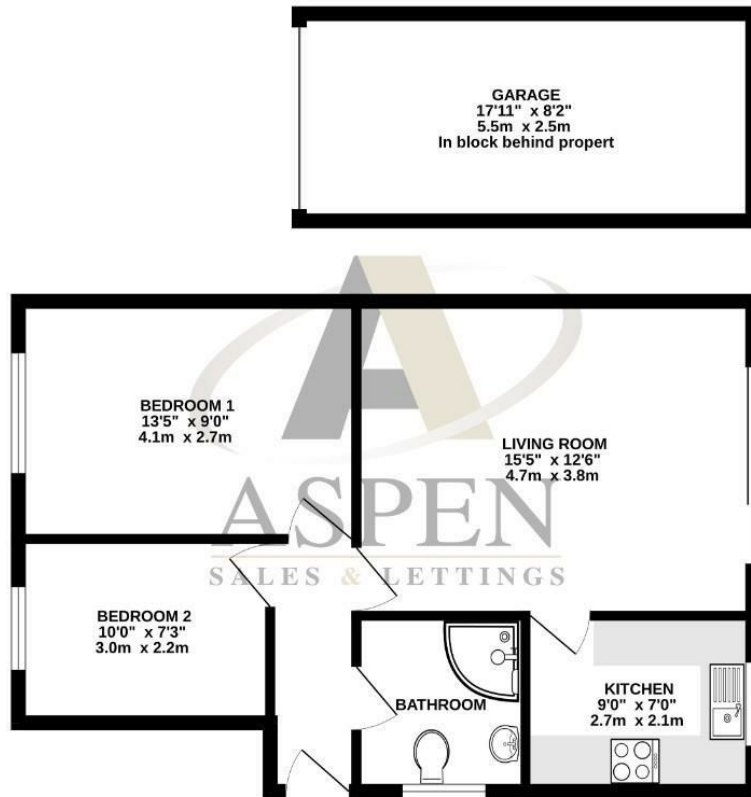
Offered to the market with a Share of the Freehold and no onward chain, this immaculately presented ground floor maisonette which has been recently redecorated throughout offers spacious, modern living in a desirable private cul-de-sac location opposite Ashford Manor Golf Club. Just a short walk from Ashford High Street and the mainline station, the property enjoys a quiet yet highly convenient setting. Internally, the home boasts a generous size living room with patio doors leading to the garden, a separate and thoughtfully fitted modern kitchen with integrated fridge/freezer and washer dryer, a spacious master bedroom and a well-proportioned second bedroom.

To the rear, the property features a good size walled private garden with professionally laid stone patio, ideal for outdoor entertaining or relaxing in the warmer months. A garage located in a block at the rear provides valuable additional storage or parking. Recent upgrades include replacement Worcester Bosch digital gas boiler, ensuring comfort and energy efficiency year-round. This attractive home presents a fantastic opportunity for buyers seeking low-maintenance living in a prime location. The property has 155 years remaining on the lease, ground rent is £150 per annum and service charge which include buildings insurance is £330. EPC rating is C. Call Alex White and his market leading sales team at Aspen estate agents.



Floor Plan

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Features

- Offered with a Share of the Freehold and no onward chain
- Short walking distance to Ashford High Street and mainline station
- Generous entrance hall with built-in storage
- Private rear garden with patio area, plus a garage in block
- Located in a private cul-de-sac opposite Ashford Manor Golf Club
- Spacious ground floor maisonette with modern, open-plan layout
- Two well-sized bedrooms including a large master bedroom
- Recently upgraded with Worcester Boch digital boiler

Aspen Residential Services
77 Church Road, Ashford, Surrey, TW15 2PE
Tel: 01784 252 202
Email: enquiries@aspensalesandlettings.com



Tenure - Leasehold - Share of Freehold Council Tax Band -

