



THE  
HOMES  
GROUP



Galloway Drive, Ashford, TN25 4QQ  
Offers in excess of £170,000 Leasehold





VACANT with NO FORWARD CHAIN - The Homes Group are delighted to present to the market this purpose-built two-bedroom flat. Set in the popular Kennington area of Ashford with its local amenities, and very good road links via the nearby M2 and A2 to London, Ashford and the coast, this property would make the ideal first purchase or Buy-to-Let investment property. Whereas the nearby Ashford town center provides a comprehensive selection of shops and services.

Tenure Leasehold - Lease Term: 125 years from 25/09/2003, Ground Rent: £125 per annum, Service Charge: We have been advised by the seller that the current service charge is £1,853.42 per annum. All information is to be verified by your solicitor.

Benefits include: Two double bedrooms, good-sized living room with an arch to the fitted kitchen with built-in appliances (induction hob, electric oven, stainless steel cooker hood), en-suite shower room, main bathroom with white suite, double glazing, electric heating, built-in storage and loft storage. Externally the property benefits from landscaped communal gardens and an allocated car port for parking. Offered VACANT with NO FORWARD CHAIN.

#### Entrance Hall

#### Bedroom One

11'5 widening to 17'11 x 10'9 (3.48m widening to 5.46m x 3.28m)

#### En-suite

6'3 x 5'4 (1.91m x 1.63m)

#### Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

#### Living room

15'0 x 11'10 (4.57m x 3.61m)

#### Fitted Kitchen

8'6 x 6'0 (2.59m x 1.83m)

#### Car Port

#### Communal Gardens

#### Tenure: Leasehold

#### Council Tax: Band B







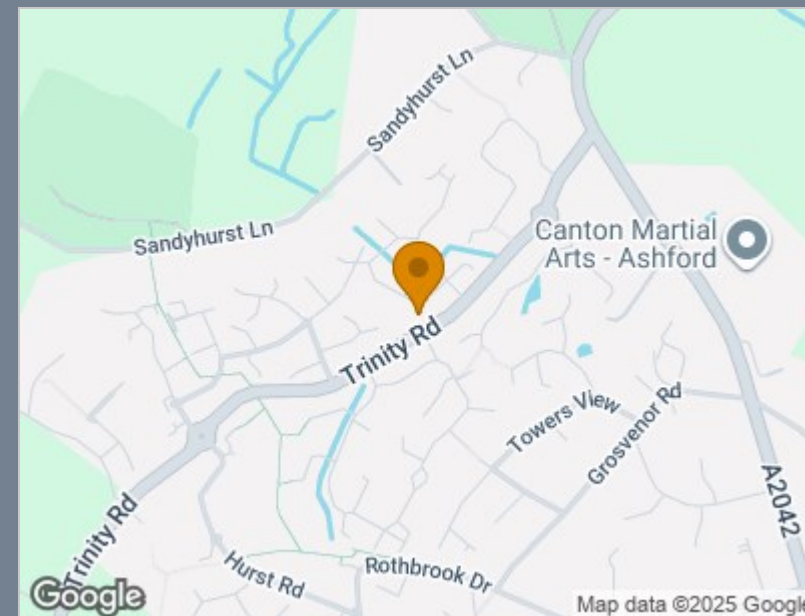


## Second Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



Total area: approx. 62.5 sq. metres (673.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01634 558855 if you wish to arrange a viewing appointment for this property or require further information.

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.