



3 Curzon House Ford Road Ashford Surrey TW15 2QL

£315,000





Approximate Gross Internal Floor Area: 54 m sq / 580 sq ft

Garage Area: 12 m sq / 131 sq ft

Total Area: 66 m sq / 711 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A two-bedroom first floor flat with south / south east facing windows and a garage. Ideally located for shops and train station. Internally this is a lovely home with a good modern feel to it. Both bedrooms are a good size, and both have built in wardrobes. The bathroom feels modern and is in good order, the kitchen sits separately to the living room and has an integral dishwasher. The living room is a good size and has an in-built entertainment unit for your convenience. There is further additional storage in the hallway including a utility cupboard and loft storage. Externally there is a rear communal garden, and you also have a garage on site. Ideally located just moments from Ashford High Street and Train Station.

Cost effective ground rent, service charges, council tax and EPC rating make this an attractive and efficient home to run during the current economic climate. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.