hobbs parker
Ashford Homes
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24 Mill Court

Ashford
Kent TN24 8DN

Valuers Comment

"It is just a short stroll along the River Stour from this townhouse to the station, ideal for commuting into London."

A spacious three bedroom townhouse with a private garden and the benefit of a garage, situated close to the town centre, Tesco Express, good schools, and Ashford town centre.

Offered for sale with no onward chain.

Accommodation

Entrance hallway
Living room
Kitchen
Three bedrooms
Ensuite shower room
Bathroom
Garage and driveway
Enclosed rear garden

Communication

Ashford International Station – 0.7 miles
Ashford Designer Oulet – 1.1 miles
William Harvey Hospital – 1.7 miles
City of Canterbury – 14.4 miles

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Description

This versatile property is set over three floors and offers comfortable well-arranged accommodation in a highly convenient and natural setting alongside the river.

Flexible in its use and neat and tidy throughout, these homes have typically proven very popular with commuters for their close proximity to the station and town centre.

A low maintenance rear garden is a relaxing private space to enjoy, and this particular house also benefits from a single garage located at the end of the terrace with a parking space in front.

Situation

Mill Court is in the centre of Ashford and is perfectly positioned for those looking to access Ashford train station and be within walking of the town centre.

At the entrance to Mill Court there is a Tesco Express for groceries and general convenience. Recreation fields are adjacent to the council building (just the other side of the river) and in the Henwood Estate (just the other side of Mace Lane).

The Stour Centre is also located nearby for further recreational facilities, a gym, and regular classes.

This property itself is approached via steps and occupies an elevated position facing the river, it is therefore sheltered from passing traffic and presents a wonderful place to call home.

Useful Information

Tenure – Freehold
Council tax – Band D
Etsate management fee - Tbc
Mains water
Mains drainage
Gas heating
Mains electricity
Flood risk – Very low
Broadband – Available
Mobile Signal Coverage – Yes
Satellite TV - Available

Viewing

Strictly by appointment only.

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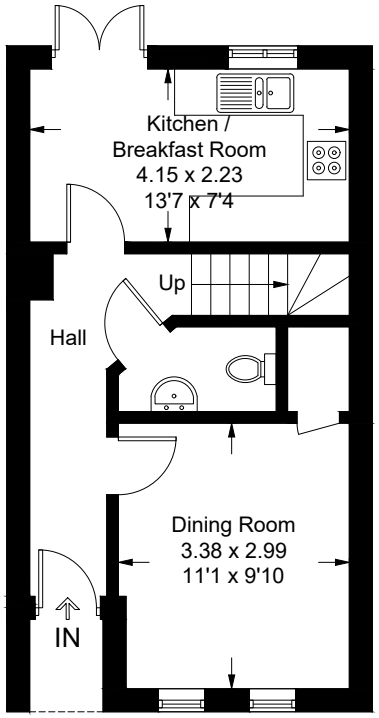
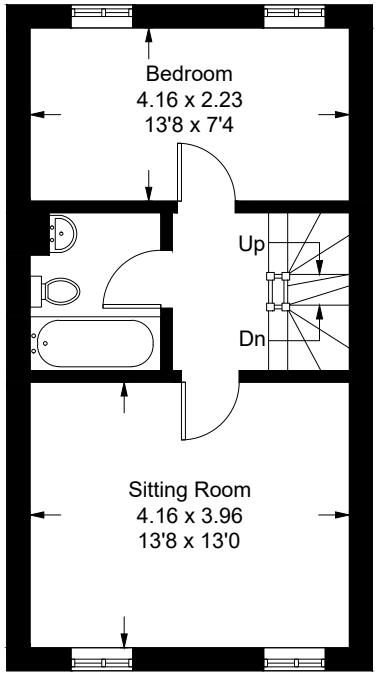
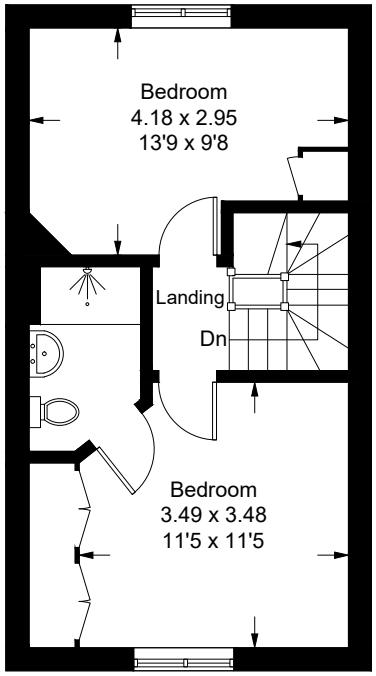
24 Mill Court, Ashford



Ground Floor
32.2 sq m / 346 sq ft



First Floor
33.4 sq m / 359 sq ft



Second Floor
33.4 sq m / 359 sq ft

Approximate Gross Internal Area = 99.0 sq m / 1064 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1333835)
www.bardenvisuals.co.uk

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rightmove
www.**hobbsparker**.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Homes

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