



## 1 bed apartment to buy in TN23

Elwick House Elwick Road, Ashford, Kent,  
TN23 1AU

**£95,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Sold with a tenant in situ paying £750pcm
- ✓ Top-floor one-bedroom apartment
- ✓ Spacious double bedroom
- ✓ Open-plan living room/kitchen with built-in appliances
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Top-Floor One-Bedroom Apartment in Central Ashford – Investment Opportunity

Situated in a central location close to Ashford Town Centre, this well-presented one-bedroom top-floor apartment offers convenient access to local amenities and transport links.

The accommodation comprises a spacious double bedroom, an open-plan living room/kitchen, and a modern shower room. The kitchen is fitted with a range of units and includes some built-in appliances, providing a practical and contemporary living space. Further benefits include double glazing throughout, gas-fired central heating, and one allocated parking space.

The property is ideally suited for investment and, with a tenant already in situ, offers a ready-made opportunity for immediate rental income. Over the long term, the central location—within close walking distance of Ashford Town Centre—will continue to prove popular with tenants. A wide range of shops, cafés, restaurants, leisure facilities, and everyday amenities are all easily accessible on foot, while Ashford International Station is also nearby, providing excellent transport links. This combination of convenience and connectivity underpins the property's strong and enduring rental appeal. The current tenant is paying £750 per calendar month.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,400.00

Service Charge Review Period: includes gas bill

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Allocated

Year built: 2017

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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