

## £126,000 Shared Ownership

Violet Way, Kingsnorth, Ashford, Kent TN23 3GH



- Guideline Minimum Deposit £12,600
- First Floor (with Private Ground Floor Entrance)
- Dual Aspect Reception Room
- Modern Double Glazing and Gas Central Heating
- Rear Garden (detached)
- Guide Min Income Dual £25.2k | Single £27k
- Approx. 611 Sqft Gross Internal Area
- Open Plan Kitchen
- Garage
- Beautiful, Rural Surroundings

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £180,000). A smartly-presented coach house which forms part of a modern development in the village of Kingsnorth, which lies just to the south of Ashford. Access is via a private entrance with stairs leading up to a naturally lit landing. The spacious reception room includes an open-plan kitchen area and is dual-aspect. The windows in the dining area and in the hallway offer a delightful view of the semi-rural surroundings. There is built-in wardrobe in the bedroom and the stylish bathroom features both a large overhead and a hand-held shower. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. To the rear of the building (the west side, facing the open field) is an area of lawn, bordered by hedgerow, which is demised to this property and allows access to a ground-floor storage cupboard as well as providing somewhere to sit out in pleasant weather. The property comes with use of a garage, under the coach house opposite, and Ashford town centre and/or railway station can also be easily reached via bus from nearby Bluebell Road.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2008).

**Share Available:** 70% (£126,000).

**Shared Ownership Rent:** £114.51 per month (subject to annual review).

**Service Charge:** £23.10 per month (subject to annual review).

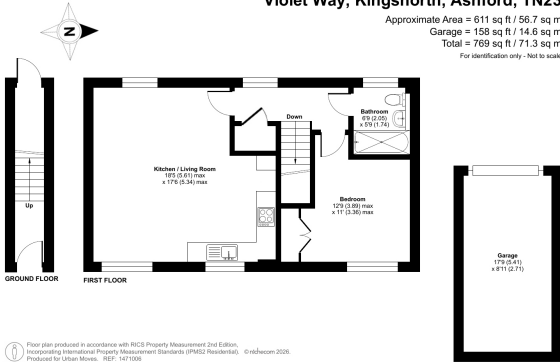
**Guideline Minimum Income:** Dual - £25,200 | Single - £27,000 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Ashford Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Violet Way, Kingsnorth, Ashford, TN23**

Approximate Area = 611 sq ft / 56.7 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 769 sq ft / 71.3 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 1471026

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
stairs leading up to:

### FIRST FLOOR

**Landing**

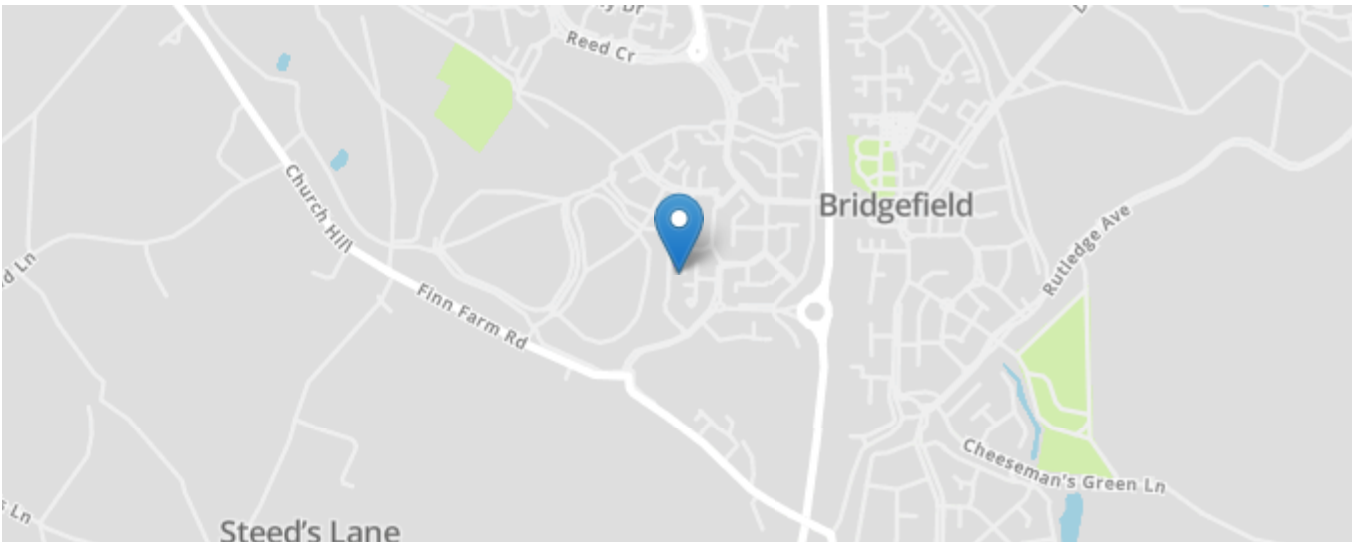
**Reception**  
18' 5" max. x 17' 6" max. (5.61m x 5.34m)

**Kitchen**  
included in reception measurement

**Bedroom**  
12' 9" max. x 11' 0" max. (3.89m x 3.36m)

**Bathroom**  
6' 9" x 5' 9" (2.05m x 1.74m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.