



Hoxton Close, Singleton, Ashford, Kent, TN23 5LS

Offers In Excess Of £110,000

This apartment is on the TOP FLOOR (there is lift access and stairs to all floors) with french doors with Juliette balcony overlooking the central courtyard. There is an entrance hall coming off the communal hall, one DOUBLE BEDROOM, bathroom with separate bath and shower, large open plan kitchen and living space. Well equipped kitchen.

Windsor Court is a small (only 46 apartments) gated development for the over 55's. It has its own beautifully landscaped gardens with quiet seating areas, pathways and pond, mature trees provide seclusion, RESIDENCE PARKING. Communal facilities also include RESIDENT'S LOUNGE, CONSERVATORY. GUEST SUITE and VISITING DEVELOPMENT MANAGER.

Only a short level walk to the Singleton Centre with amenities including a post office, doctors, pharmacy, dentist, hairdressers, vets and takeaway. The area features a regular bus service to the Ashford International train station and town centre. The Railway Station boasts a high speed (37 minute service to London St Pancras) ideal for commuting and family day trips. There is also a eurostar service to the continent.

Communal reception

With entry phone, visiting managers reception office, seating area lift and stairs to all floors

For the use of residence and their guests there are wonderful communal gardens. A communal lounge and conservatory, guest suite. gated parking area.

Private entrance hall to apartment

built in storage, doors to all rooms

Living room/kitchen 15'6 x 14'4 (4.72m x 4.37m)

Double glazed window and french doors to Juliette balcony, carpeted living area. well equipped kitchen. electric storage heating.

Bedroom 16'5 x 8'11 (5.00m x 2.72m)

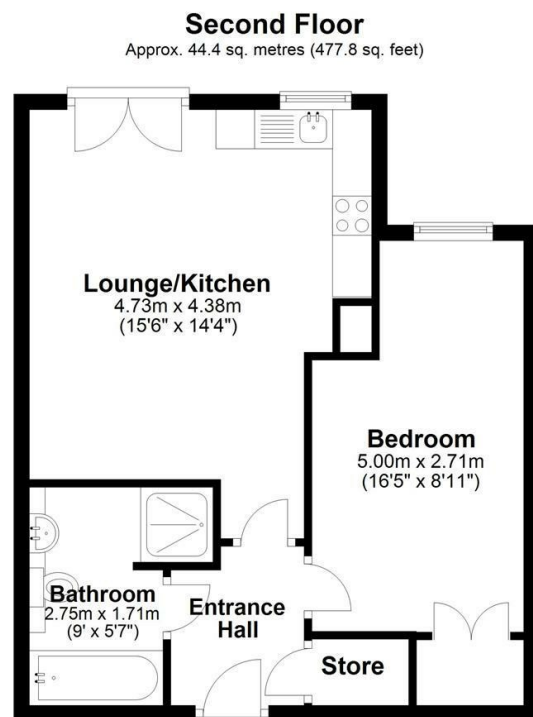
Double glazed window to front, electric radiator, built in wardrobe.

Bathroom

Wall tiling, bath with separate shower cubicle, Wash basin, WC.

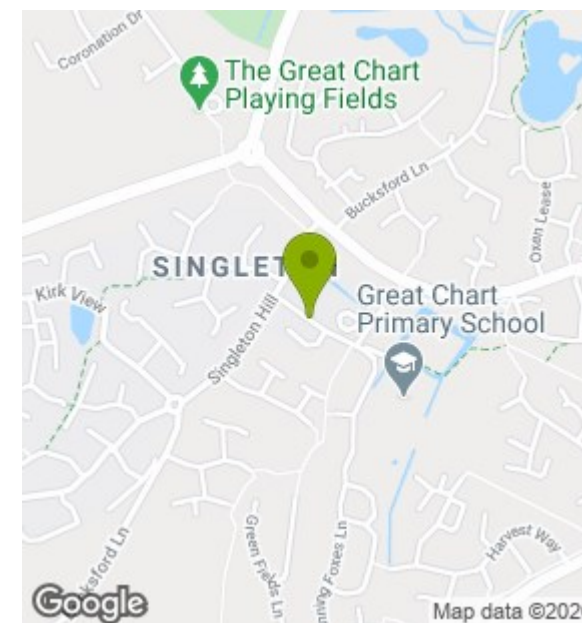
Communal Areas





Total area: approx. 44.4 sq. metres (477.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

