

Tufton Street, Ashford

For Sale Via Modern Method of Auction: (Starting bids) By Auction £80,000

Subject to a undisclosed reserve price.

- **Being Sold by GOTO Online Auction - Modern Method of Auction**
- **Non-refundable buyer's fees apply (See brochure for details)**
- **Family bathroom servicing both bedrooms- 1 Double & 1 Single bedroom**
- **Ideal investment opportunity boasting great yield**
- **56 working day Reservation Period - Buy It Now option available**
- **2 Bedroom, 2nd Floor Leasehold apartment - Recently redecorated**
- **Electric heating system - Not tested by current agent**
- **Ground rent payment: £225 per annum - Service charge: £5,190 (Inclusive of planned 2026-27 works)**



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- **Lease length 998yrs from 22 May 2006 (978 approx remain)**
- **EPC Rating: D (64) - Council Tax Band: B**








Swan
Food Served
Beer Garden
Swan
Swan









Two-Bedroom Second-Floor Apartment – Ideal First-Time Purchase or Investment Opportunity Conveniently positioned within Ashford's town centre ring road, this well-presented two-bedroom second-floor apartment offers comfortable, well-proportioned accommodation in a highly accessible location.

Perfectly suited to first-time buyers, professionals and investors alike, the property is ideally placed for access to Ashford International railway station, providing both domestic and high-speed international rail links, alongside a wide range of local shops, restaurants and everyday amenities. The accommodation comprises two good-sized bedrooms, a spacious lounge/dining room, a kitchen with space for free standing appliances, along side a family bathroom.

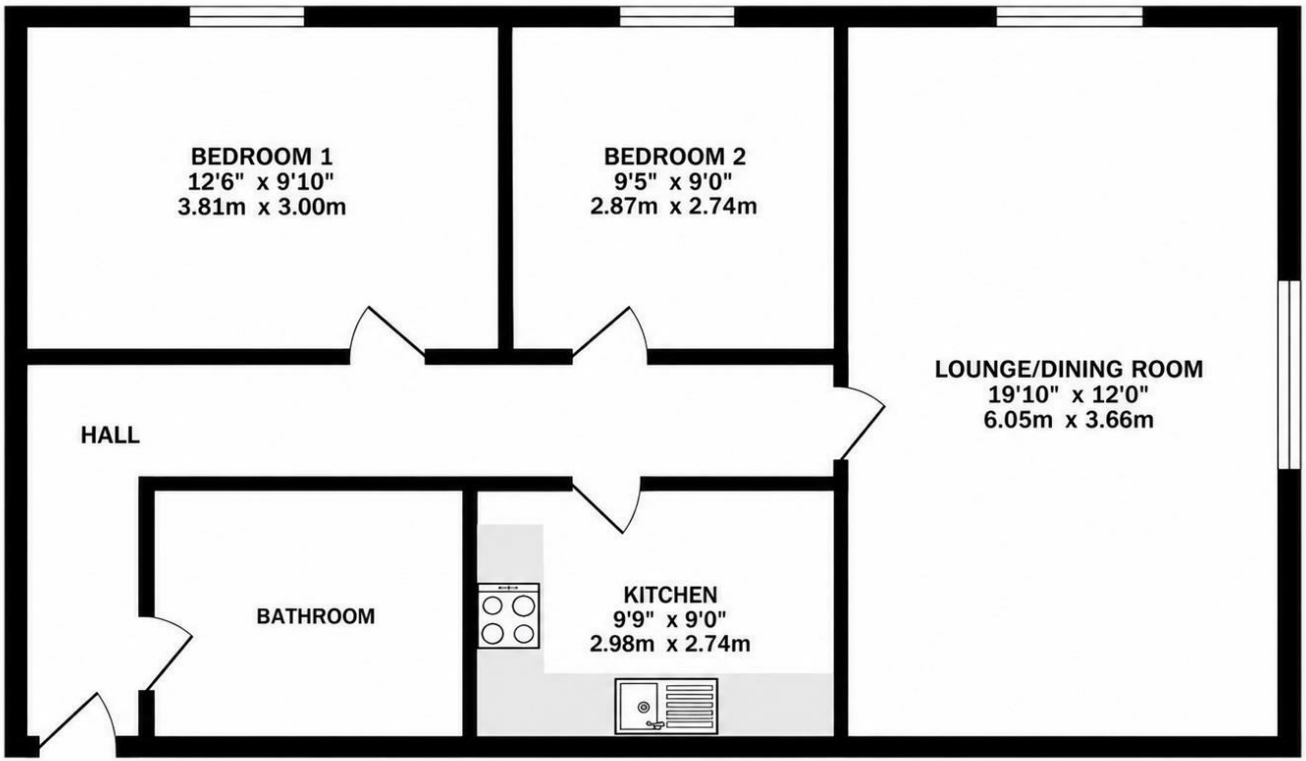
The living space provides ample room for both relaxing and entertaining, while the two-bedroom layout offers flexibility for couples, small households or those requiring a home office. The apartment has been fully redecorated and benefits from new carpets throughout, creating a fresh and inviting feel for its next owner or occupier. Further features include double glazing, electric heating and a private intercom entry system, providing additional convenience and security.

An Attractive Buy-to-Let Investment In addition to its appeal as a first-time purchase, this apartment presents an excellent potential investment opportunity. Based on an indicative rental projection of £900–£950 per calendar month, the property could generate an annual rental income of approximately £10,800–£11,400 with an attractive rental yield per annum.

Its town-centre location, access to major rail connections and practical two-bedroom accommodation may make it an appealing option for tenants seeking convenient access to local employment, transport links and amenities.

Whether you are looking to take your first step onto the property ladder or expand an investment portfolio, this well-located apartment offers versatile accommodation and the potential for an attractive rental return.

Accommodation and Measurements Bedroom 1: 3.81m x 3.00m (12'6" x 9'10") Bedroom 2: 2.88m x 2.75m (9'5" x 9'0") Living Room: 6.05m x 3.66m (19'10" x 12'0") Kitchen: 2.97m x 2.74m (9'9" x 9'0") All measurements are approximate.



Viewings

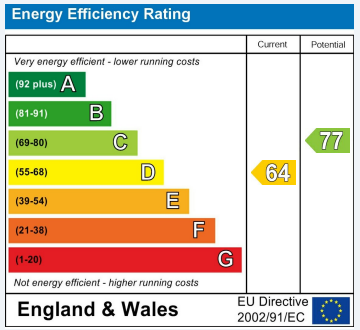
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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HERE TO GET *you* THERE