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Latchmere Place, Ashford, TW15 3FJ - Guide Price: £300,000 to £315,000

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13 Latchmere Place, Ashford, TW15 3FJ

Tenure: Leasehold

Quick Summary

Guide Price:	£300,000 to £315,000
Property Type:	Apartment
Beds:	2
Baths:	2
Reception Rooms:	1
Council Tax Band:	D

Material Information

Parking:	Allocated Parking
Sewerage:	Mains Supply
Heating:	Mains Gas
Water Supply:	Mains Supply
Electricity Supply:	Mains Supply

Features

Just 0.6 Miles Walk to Ashford Train Station
Allocated Parking Space
En-Suite & Family Bathroom
Integrated Appliances

Beautiful Gated Development
Two Double Bedrooms
Open-Plan Living/Kitchen Space
No Onward Chain

Property Description

Located on a private gated development, this superb first floor two bedroom apartment offers security & modern conveniences in a beautiful small development that will be considered highly sought after for many buyers.

The position of this property is excellent being just 0.6 miles walk from Ashford Train Station and moments from the A30 with excellent access to the motorway network, Heathrow Airport & Ashford Hospital.

Internally the property offers two double bedrooms with a double fitted wardrobe and en-suite shower room to the master. The living space is modern, open-plan and very well presented with lots of light due to three windows. The kitchen area offers a range of fitted cupboards with integrated appliances.

Further benefits here include a separate family bathroom, allocated parking space in the development, a communal garden to the rear and no onward chain.

Tenure: Leasehold - 110 years remaining.

Council Tax: D (Spelthorne)

EPC Rating: TBC

Service Charge: £2,126.40 estimated - (Jun 2026 to Jun 2027) // **Ground Rent:** £300 PA

IMPORTANT:

The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

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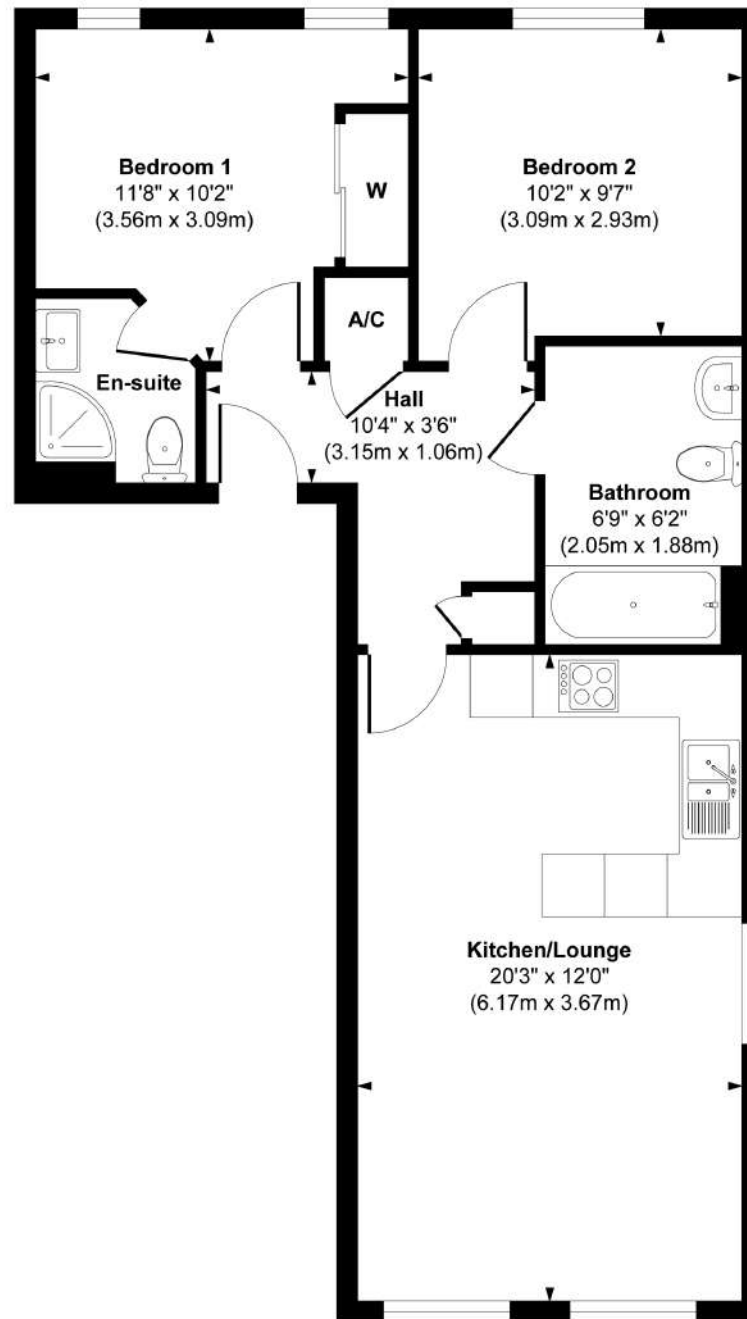
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Latchmere Place, Ashford - TW15



Floor Plan

Approx. Gross Internal Floor Area 623 sq. ft / 57.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Communal Garden

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