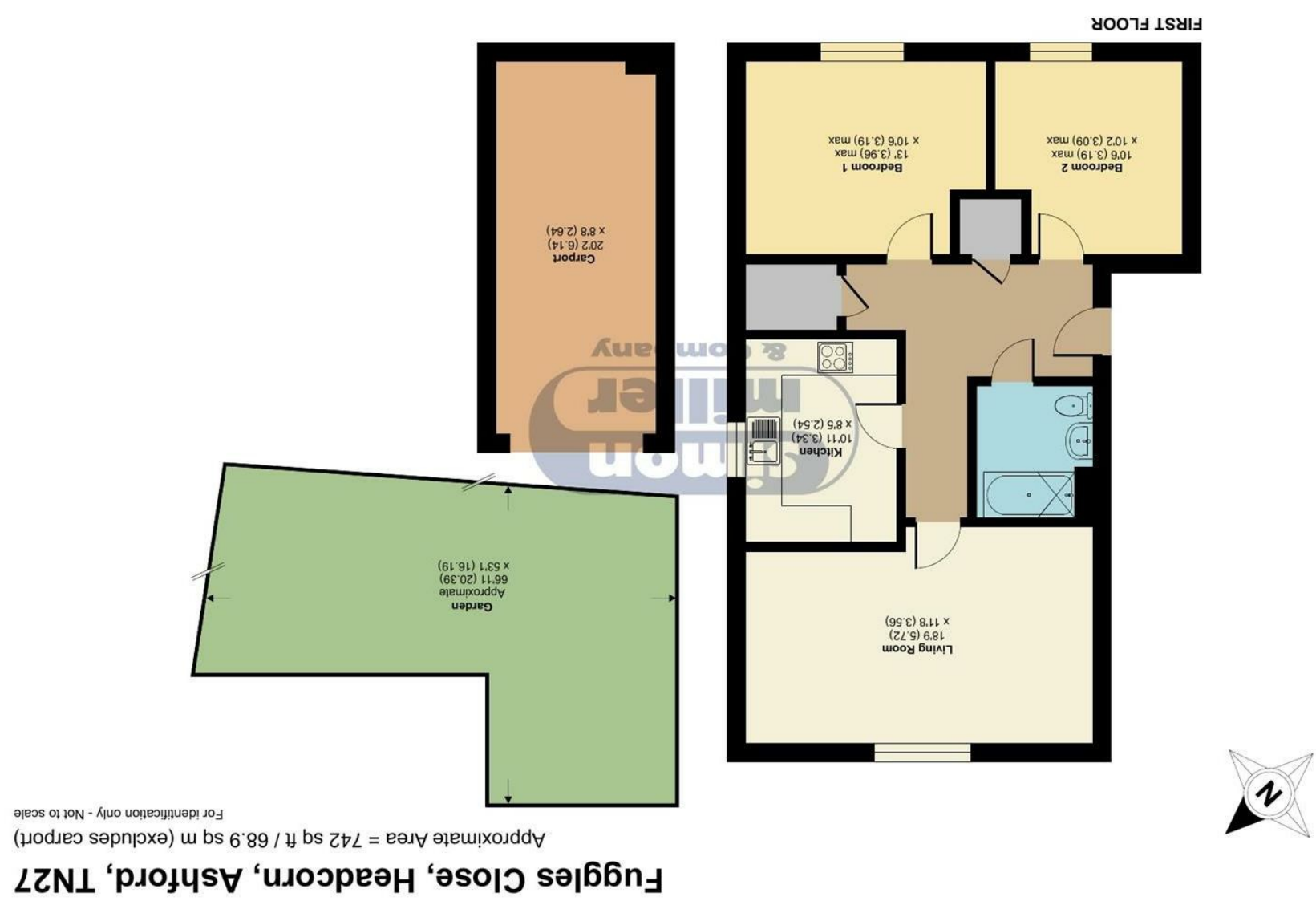


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1482402



3 Fuggles Close, Ashford, TN27 9AE

£77,000
EPC RATING:





Located at the end of this quiet cul de sac is this beautifully presented first floor shared ownership apartment. You enter a communal entrance hall, with a staircase from here taking you to the first floor landing and your own front door. From here, a spacious hallway with generous utility and storage cupboards leads to the two double bedrooms, modern fitted kitchen with integrated Bosch appliances and quality three piece bathroom suite, with the spacious lounge/dining room at the end of the hallway.

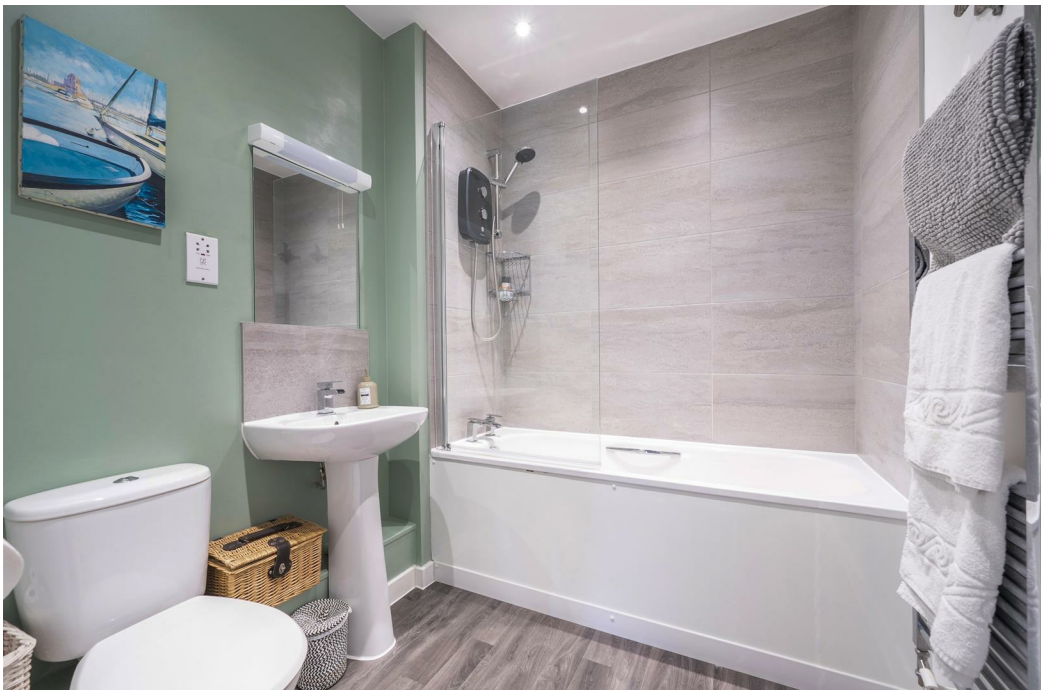
Outside, there are secluded southerly aspect communal gardens, mainly laid to lawn, with the added benefit of external bike storage cupboards and a covered car port providing parking for one or two cars.

This popular location is only a short walk to the centre of the village, which offers a range of independent shops, pubs and restaurants as well as nearby doctor's surgery, playground and well regarded primary school. Commuters are also well catered for, with regular mainline train services into London as well as easy access to the M20 motorway.

Please note that the price reflects a 35% share in the property (full market value of £220,000) but there is the opportunity to purchase a higher percentage of the property (staircasing) up to 100% of the total value. (additional legal fees may be added). The rent payable on the unowned share is £451.67 per month (approx). The service charge is £100 per month (approx).

MATERIAL INFORMATION

Leasehold
Council Tax Band
EPC Report



• 35% Shared Ownership First Floor Apartment • Secluded Cul De Sac Location • Two Double Bedrooms • Spacious Lounge/Dining Room • Modern Fitted Kitchen With Integrated Bosch Appliances • Presented in Immaculate Condition Throughout • Covered Car Port • Secluded Southerly Aspect Communal Gardens • Walking Distance of the Centre of the Village

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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