

JOHN MURRAY

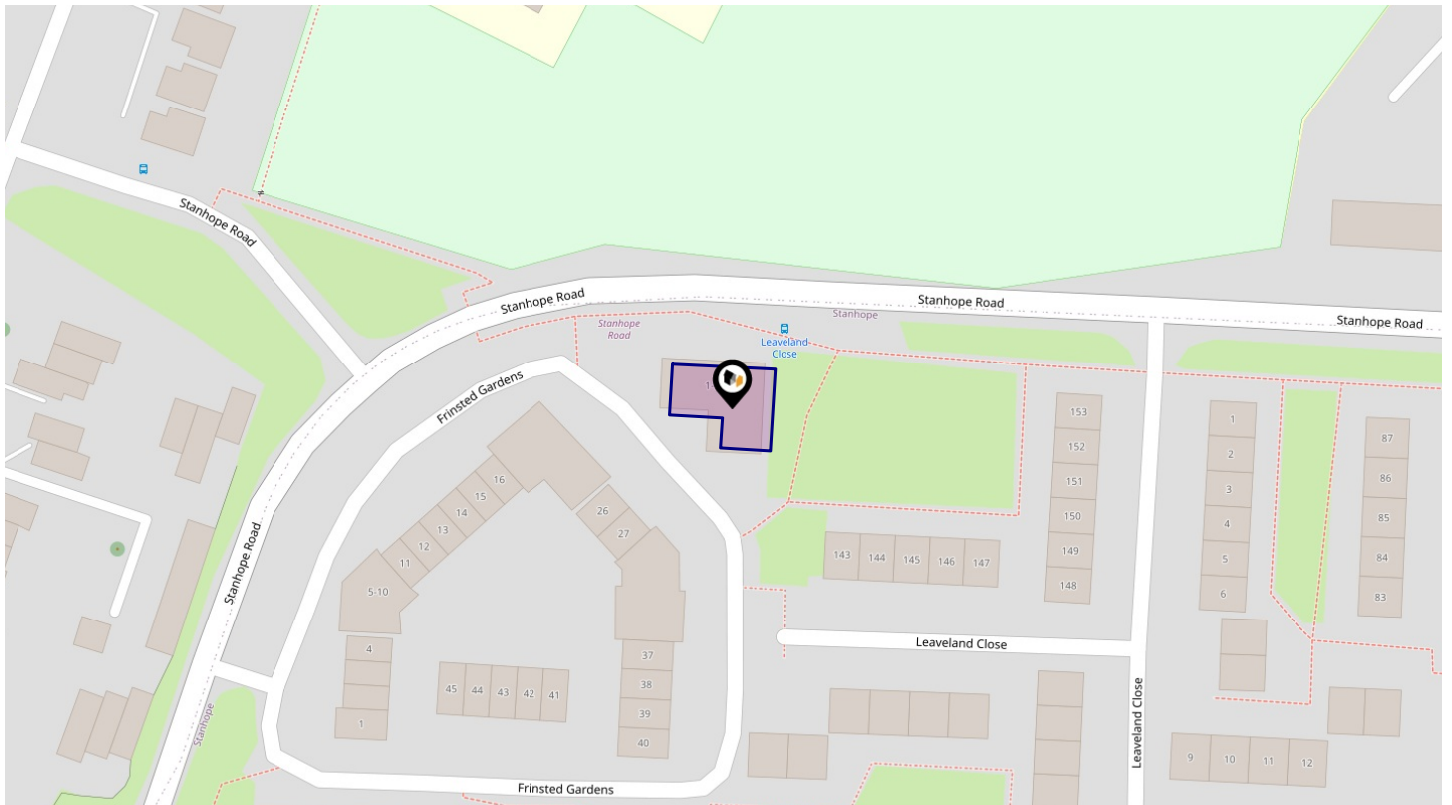
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Potential Buyer(s),

KEY FACTS FOR BUYERS

2 Chislet House, Frinsted Gardens, Ashford, TN23 5TZ

February 2022



A guide to this property and the local area

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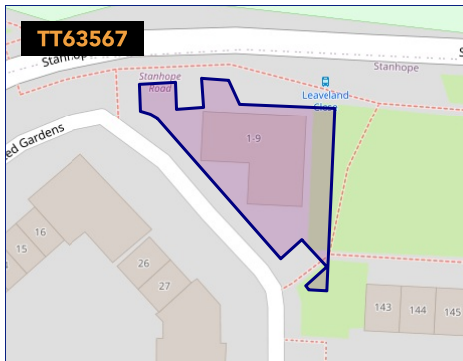
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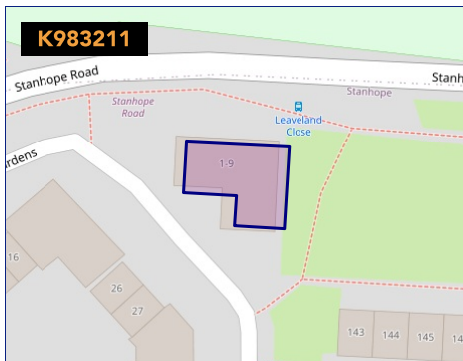
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Mar 2009	01 Mar 2134	125 years	112 years

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4th February 2022

INTRODUCTION

Potential Buyer(s)

This report is aimed at giving buyers the information they need prior to booking a physical viewing, or placing an offer to purchase.

If you have additional questions about this property, please get in touch.

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PROPERTY OVERVIEW

2 CHISLET HOUSE, FRINSTED GARDENS, ASHFORD, TN23 5TZ










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	570.49 ft ² 53.00 m ²
Plot Size:	0.06 acres
Council Tax Band:	A
Annual Cost:	£1,260.15 (min)
Land Registry Title Number:	K983211
Tenure:	Leasehold
Lease Start Date:	01 Mar 2009
Lease End Date:	01 Mar 2134
Lease Term:	125 years from 1 March 2009
Term Remaining:	112 years

AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	5 Mbps
Superfast:	80 Mbps
Ultrafast:	600 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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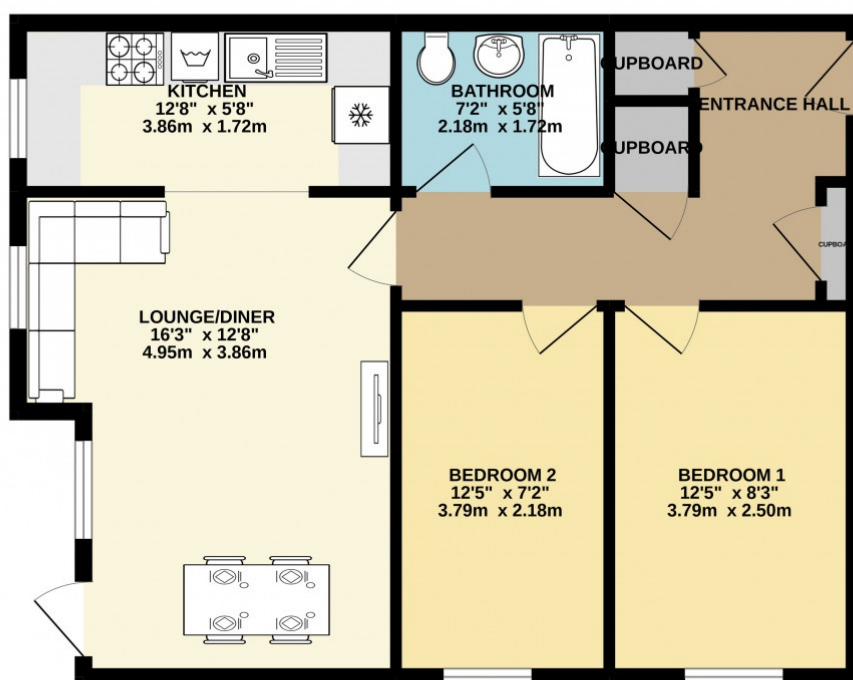
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA - 594 sq.ft. (55.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OVERVIEW

EPC

2 Chislet House, Frinsted Gardens, ASHFORD, TN23 5TZ		Energy rating C
Valid until 26.10.2031	Certificate number 7639-7720-0109-0966-0226	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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4th February 2022

SOLD ON YOUR STREET

SINCE 1995

1, Chislet House, Frinsted Gardens, Frinsted Gardens - Flat-Maisonette House	
Dates Sold	Price
29/03/2019	£49,000
9, Chislet House, Frinsted Gardens, Frinsted Gardens - Flat-Maisonette House	
Dates Sold	Price
29/08/2014	£115,000
21/06/2011	£102,995
22/03/2011	£105,995
5, Chislet House, Frinsted Gardens, Frinsted Gardens - Flat-Maisonette House	
Dates Sold	Price
08/04/2011	£102,995
6, Chislet House, Frinsted Gardens, Frinsted Gardens - Flat-Maisonette House	
Dates Sold	Price
08/04/2011	£105,995
8, Chislet House, Frinsted Gardens, Frinsted Gardens - Flat-Maisonette House	
Dates Sold	Price
22/03/2011	£105,995

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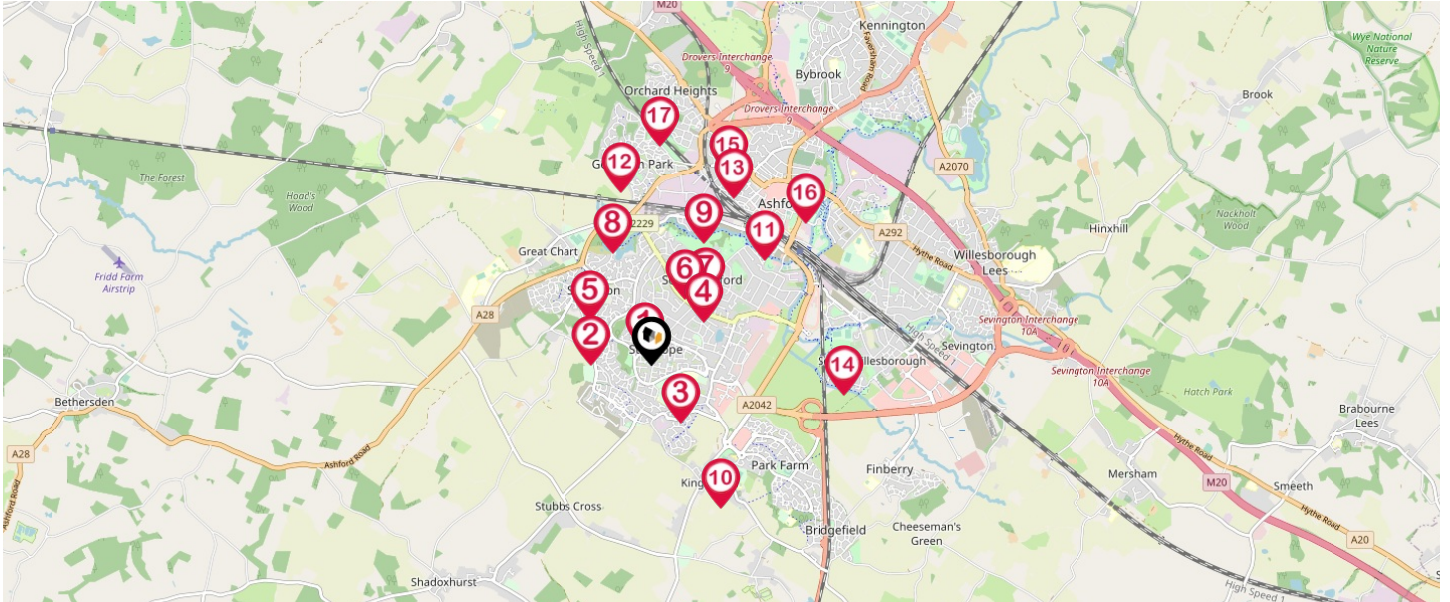
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Beaver Green Primary School	Good	445	0.11 Miles	✓	✓			
2	The John Wesley Church of England Methodist Voluntary A...	Good	446	0.42 Miles		✓			
3	The John Wallis Church of England Academy	Good	1626	0.49 Miles	✓	✓	✓	✓	
4	St Simon of England Roman Catholic Primary School, Ashford	Good	206	0.54 Miles		✓			
5	Great Chart Primary School	Outstanding	451	0.55 Miles		✓			
6	Ashford Oaks Community Primary School	Good	446	0.57 Miles	✓	✓			
7	Chilmington Green Primary School	-	72	0.68 Miles		✓			
8	The Wyvern School (Buxford)	Good	306	0.88 Miles	✓	✓	✓	✓	
9	Goldwyn Sixth Form College	Requires improvement	-	-				✓	
10	Kingsnorth Church of England Primary School	Good	421	1.18 Miles		✓			
11	Victoria Road Primary School	Good	206	1.19 Miles		✓			
12	Godinton Primary School	Good	420	1.31 Miles		✓			
13	Ashford, St Mary's Church of England Primary School	Good	419	1.41 Miles		✓			
14	East Stour Primary School	Good	421	1.48 Miles	✓	✓			
15	Highworth Grammar School	Outstanding	1516	1.55 Miles			✓	✓	
16	Ashford School	-	1001	1.59 Miles	✓	✓	✓	✓	✓
17	Repton Manor Primary School	Good	480	1.64 Miles		✓			

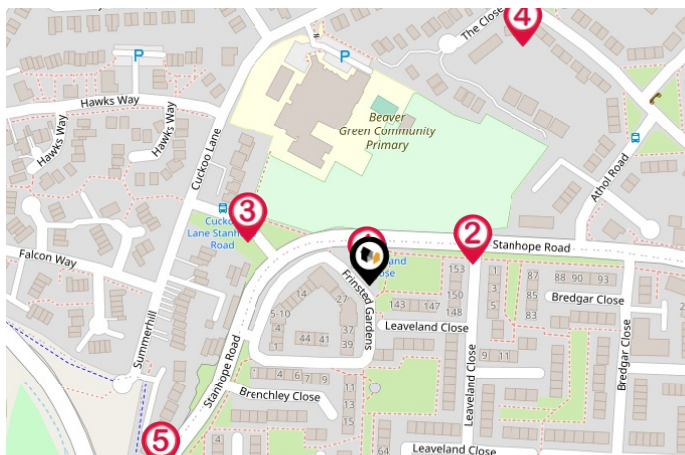
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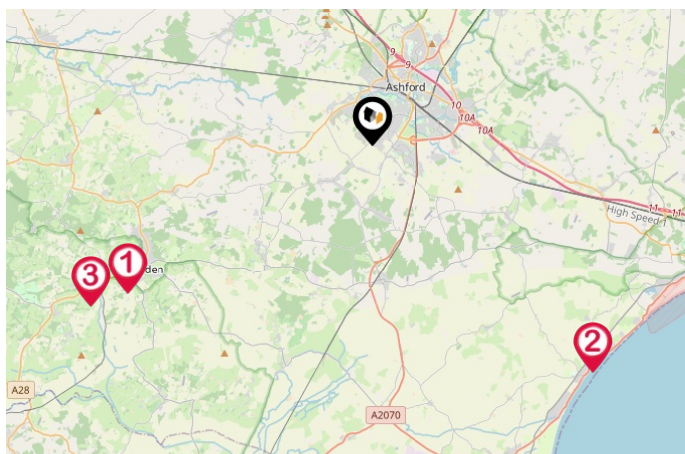
LOCAL AREA

NEAREST TRANSPORT LINKS



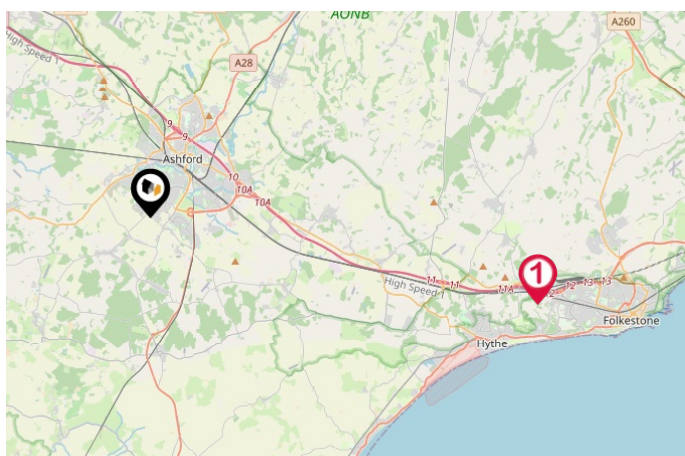
BUS STOPS/STATIONS

- 1 - Leaveland Close | 0 miles
- 2 - Leaveland Close | 0.05 miles
- 3 - Cuckoo Lane | 0.06 miles
- 4 - Saint Stephens Walk | 0.13 miles
- 5 - Kilndown Close | 0.13 miles



LOCAL CONNECTIONS

- 1 - Tenterden Town Rail Station (KESR) | 8.4 miles
- 2 - Burmarsh Road Station (RHDR) | 9.51 miles
- 3 - Rolvenden Rail Station (KESR) | 9.54 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 11.93 miles

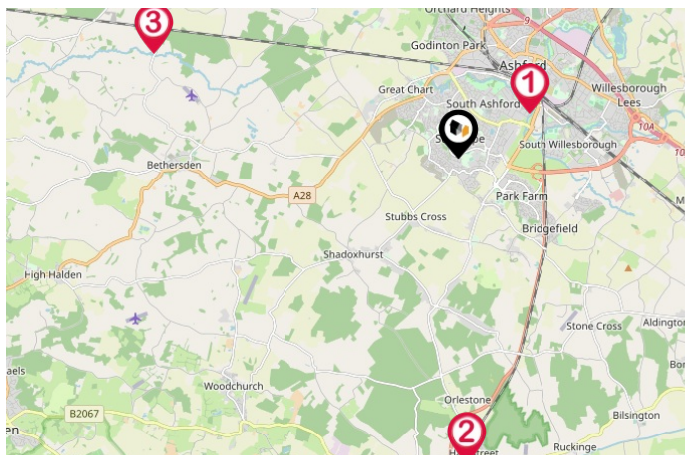
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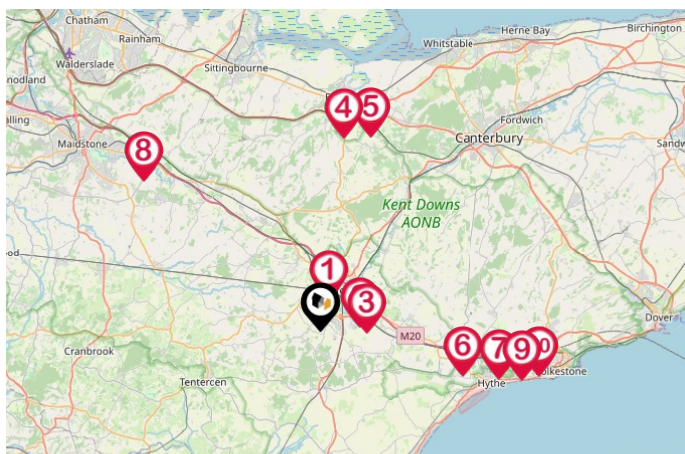
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 1.34 miles
- 2 - Ham Street Rail Station | 4.52 miles
- 3 - Pluckley Rail Station | 4.72 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 2.04 miles
- 2 - M20 J10 | 2.62 miles
- 3 - M20 J10A | 3.06 miles
- 4 - M2 J6 | 11.67 miles
- 5 - M2 J7 | 12.05 miles
- 6 - M20 J11 | 9.09 miles
- 7 - M20 J11A | 11.2 miles
- 8 - M20 J8 | 13.62 miles
- 9 - M20 J12 | 12.56 miles
- 10 - M20 J13 | 13.53 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 12.92 miles
- 2 - London Southend Airport | 30.77 miles
- 3 - Kent International Airport | 26.47 miles
- 4 - Biggin Hill Airport | 37.95 miles

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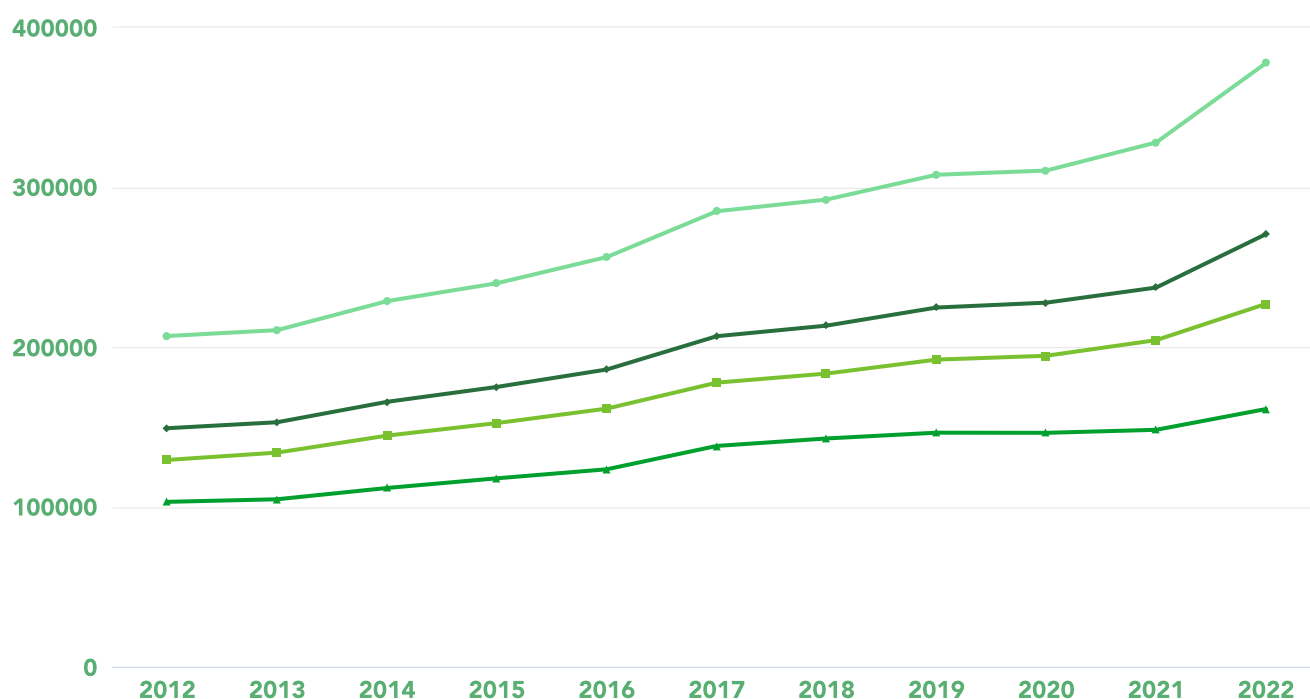
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 56.24%



TERRACED
+ 75.41%



SEMI-DETACHED
+ 81.32%



DETACHED
+ 82.5%

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About Us

For buyers, our mission is to introduce you to the home of your dreams and consistently go that extra mile to ensure you receive outstanding levels of customer care, fair, compliant service and for the home buying process to be as stress-free as possible. We hope our buyers then become our Clients of the future! It is also to give you relevant information to inform you as much as possible in your viewing and purchasing decisions. Our bespoke Sprift Key Facts For Buyers Reports help us to provide this in as open, fair and transparent manner as possible.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



We engaged the services of John Murray to sell our house. He was hardworking and professional and regularly kept us updated with what was happening. He did a very good job for us from start to finish and I would definitely recommend him. - Lorna Ansette

Testimonial 2



Selling our property with John was the best decision we made. He sincerely cares about the clients he has and goes above and beyond in all aspects. There is so much that goes on behind the scenes, however John could not of put more effort in ensuring that you are comfortable with what he is doing for you. He continued to communicate with us throughout the process and we are very grateful to him for making the process as easy as it possible. - Jack & Becky

Testimonial 3



We can't recommend John highly enough. He is all you would want from an estate agent, and is so much more than what you would get from a high street agent. A truly personal service, not only did he sell our house for us, but he also took the time to assist us with the purchase of our new home. Thank you John for you dedication, patience and enthusiasm. - Paul Gaffikin



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DATA QUALITY

John Murray, powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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