



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£320,000**

**Leasehold**

2x  2x  1x 

**The Pembridge,  
Chilmington Lakes,  
Great Chart, Ashford,  
Kent, TN23**

*Wards*  
Helping you move forwards



## Main features

- Fitted kitchen with integrated Bosch appliances
- High Specification throughout
- Energy efficient 758sqft home in a beautifully landscaped setting
- 10-year build warranty for peace of mind
- Super-fast fibre optic broadband
- Our own state-of-the-art schools, including Chilmington Green Primary School which opened in 2021 and the Chilmington Green Secondary School, opening in 2025

## Accommodation

### FIRST FLOOR

#### Hallway

Living/Dining/Kitchen: 21'11 x 13'11 (6.68m x 4.24m)

Balcony: 11'2 x 5'5 (3.41m x 1.65m)

Main Bedroom : 11'6 x 10'10 (3.51m x 3.30m)

En-Suite Shower Room: 7'0 x 5'4 (2.14m x 1.63m)

Bathroom: 7'8 x 7'0 (2.34m x 2.14m)

Bedroom 2: 13'11 x 8'8 (4.24m x 2.64m)

### OUTSIDE

Allocated Parking

Balcony



**Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12242593/20240415/JB/JJ