



**OVER 60?**

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

**Price**  
**£439,950**

**Freehold**

3x  2x  1x 

**The Langham,  
Chilmington Lakes,  
Ashford, Kent, TN23**

*Wards*  
Helping you move forwards



## Main features

- **Stunning bespoke kitchen with integrated Bosch appliances**
- **High Specification throughout**
- **Energy efficient 1420sqft home in a beautifully landscaped setting**
- **Mirrored built-in wardrobes and ensuite to main bedroom**
- **10-year build warranty for peace of mind**
- **Super-fast fibre optic broadband**
- **Two off-road parking spaces**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen: 13'4 x 7'5 (4.07m x 2.26m)  
 Living/Dining Area: 21'0 x 14'9 (6.41m x 4.50m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 2: 14'9 x 12'11 (4.50m x 3.94m)  
 Bedroom 3: 14'9 x 8'5 (4.50m x 2.57m)  
 Bathroom

### SECOND FLOOR

Bedroom 1: 25'8 x 14'9 (7.83m x 4.50m)  
 Ensuite

### OUTSIDE

Rear Garden  
 Two Off Road Parking Spaces



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



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