



## 46 Victoria Point George Street , Ashford, TN23 7AF

CHAIN FREE - IDEAL FOR FIRST TIME BUYER OR INVESTMENT

Luxurious one bedroom apartment in the Victoria Point development complete with gated underground car park, secure bicycle storage, communal garden and a superb residents lounge with concierge, Wifi and work stations. The apartment is on the first floor and has a good size entrance hall with phone entry system and a storage cupboard housing the washer/dryer. Large open plan sitting room with a good size balcony with space for table and chairs. A fully fitted kitchen with all appliances built in. Master bedroom with tv points and floor to ceiling window, bathroom with shower and heated towel rail. Parking for one car and unallocated visitor parking.

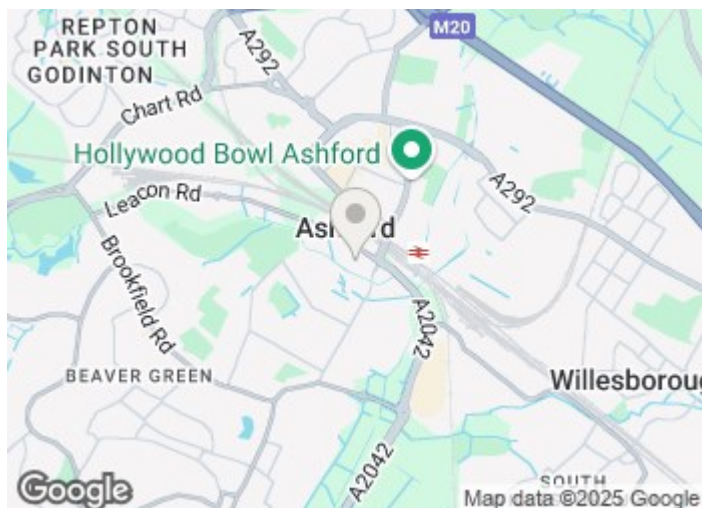
Annual service charge £1446.76  
Service charge £183.50  
Current rent £1100pcm

**Price Guide £215,000**

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- LUXURY ONE BEDROOM APARTMENT
- CONCIERGE SERVICE
- CLOSE TO ASHFORD INTERNATIONAL
- GOOD CURRENT RENTAL INCOME  
CURRENTLY £1100PCM
- PRIVATE BALCONY
- RESIDENTS LOUNGE
- CHAIN FREE
- ALLOCATED PARKING IN SECURE CAR PARK
- COMMUNAL GROUNDS
- IDEAL INVESTMENT PROPERTY



Directions

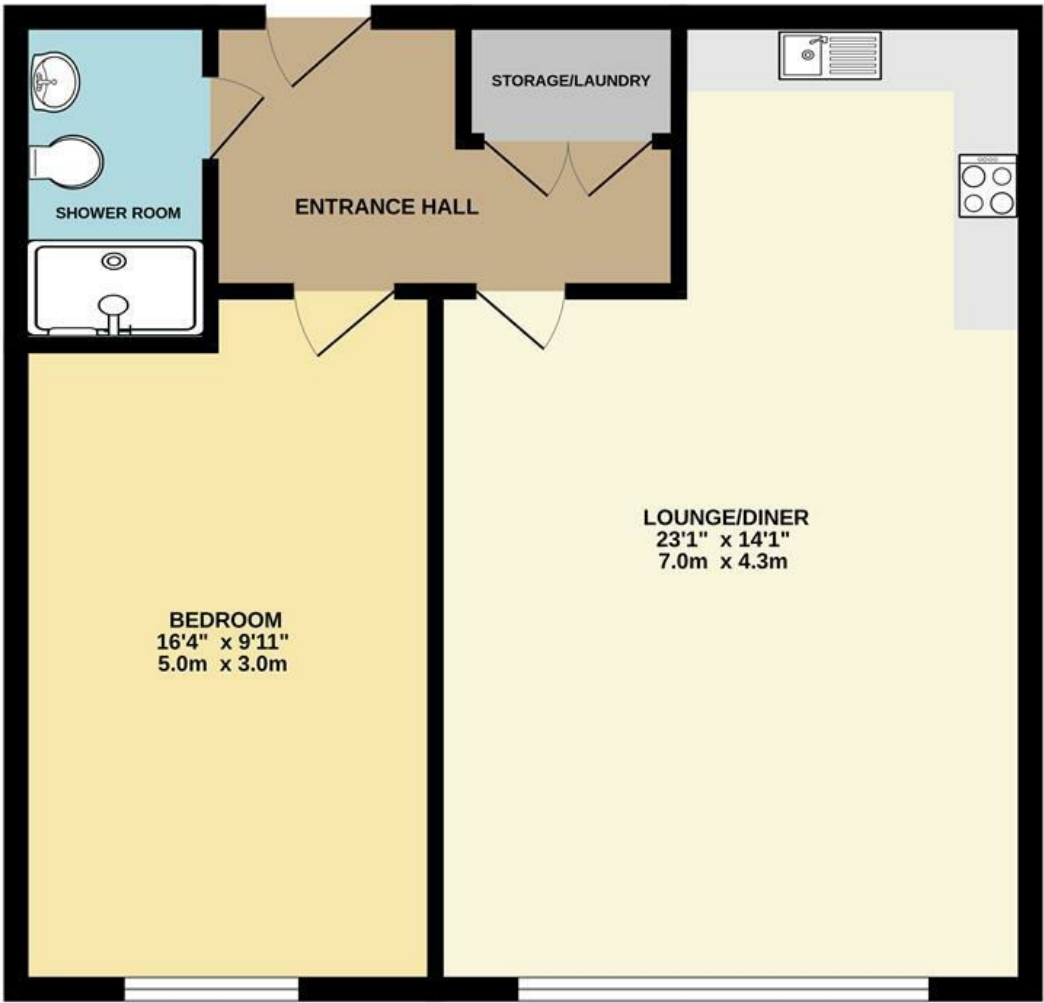






Floor Plan

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC