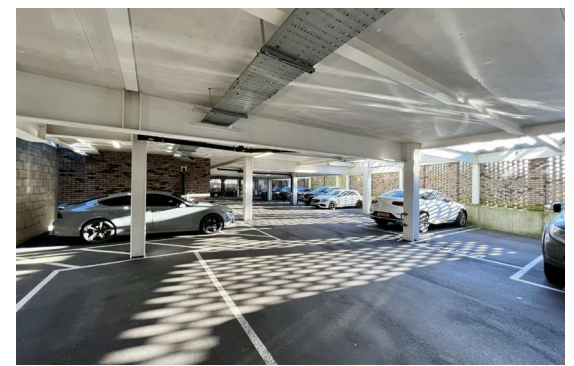
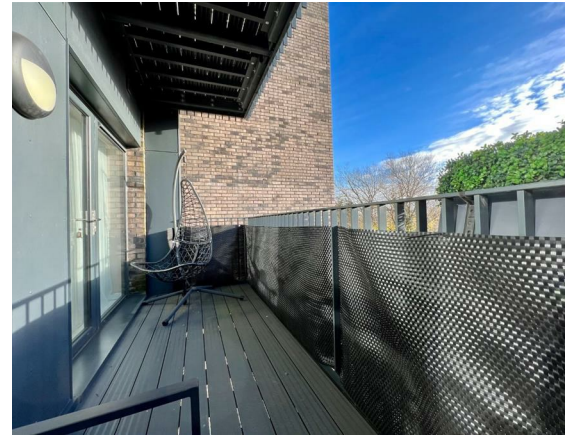


HUNTERS[®]
HERE TO GET *you* THERE



George Street, Fantastic apartment
Asking Price £300,000

DESCRIPTION

Hunters are delighted to welcome to the market, this upgraded 1st floor two bedroom, two bathroom luxury apartment, with its own secluded southerly aspect balcony in this centrally located modern development. We've found that George Street has really appealed to many first time buyers seeking a sleek 'lock up and leave' style apartment with its own concierge and communal meeting areas. The apartment has been carefully and considerably improved by the current owner.

The upgrades that the flat now boasts, are a stylish and sleek breakfast bar offering a larger amount of units, as well as a designated place to dine and entertain your guests within the large open plan reception room that this apartment offers. As soon as you enter, the high quality finish is evident. The vendor has installed modern, wall high tall radiators, as well as upgrading all bathrooms. Found within both en-suites, the vanity units have been installed, allowing for more practical storage - a great upgrade in our opinion, lending itself well for day to day family modern living. The principle bedroom is an ample double room, offering a large window allowing light to filter through in the mornings. The modern en-suite is fully tiled, with a large walk in shower and wall hung W/C.

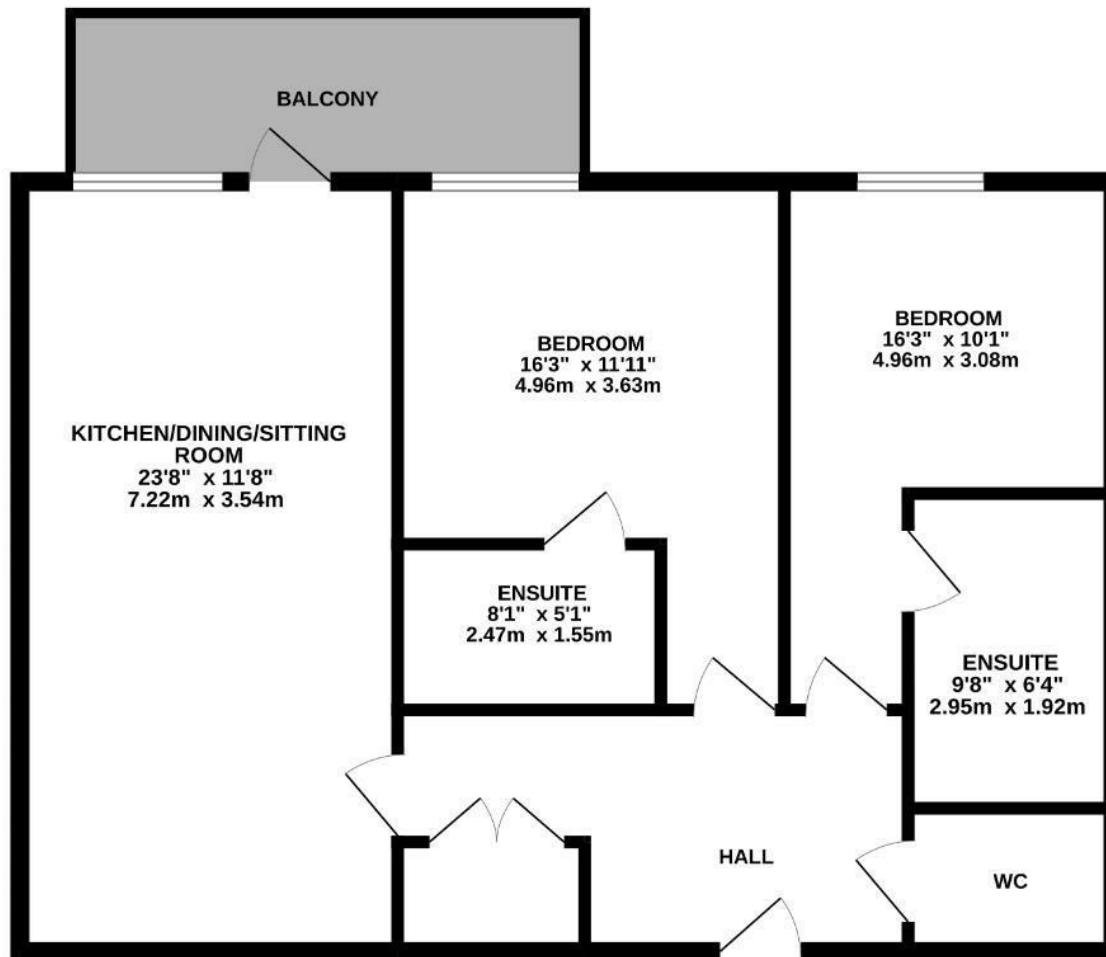
Across the hall, you'll find a further large separate W/C, great for guests. The generous guest bedroom also offers a large en-suite, this time uncooperating a bath with shower over, mimicking the modern tiled finish found in the en-suite. The hall is a generous size, which offers a large, double storage cupboard with softer softener and space for another appliance should you chose to use it this way. From the lounge, there is also a large secluded balcony, a perfect place for a few chairs to enjoy the view.

There is a secure underground parking space with the apartment which can be easily reached by lift and stairs. Victoria Point benefits from a secure gated underground car park and dedicated secure bicycle storage. Additional parking is provided in the form of a riverside car park, closely linked to the landscaped gardens and river walk which become a focal point for leisure and relaxation within the development. Overlooking the landscaped gardens, the residents lounge is an exclusive shared space facilitating informal meetings between residents and their guests in a luxurious environment. A variety of bespoke planned spaces have been tailored towards relaxing, greeting and entertaining.

- Luxury 2 bedroom, 2 bathroom apartment
- Recently upgraded by current owner to include new vanity units, breakfast bar and new radiators
- Both bedrooms benefiting from en-suite's, master with bath suite
- Fully integrated kitchen with a range of appliances
- Service charge: £2,200 per annum, Lease length: 198 years, Ground rent: £299.00 per year
- Residing on the 1st floor of the purpose built block
- Open plan living with kitchen/diner & newly installed breakfast bar
- Separate W/C accessed from the entrance hall
- Allocated secure underground car parking allocated to apartment
- Council Tax Band: B, EPC Rating: B



1ST FLOOR



Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

