



George Street,  
Ashford,  
TN23 7AF

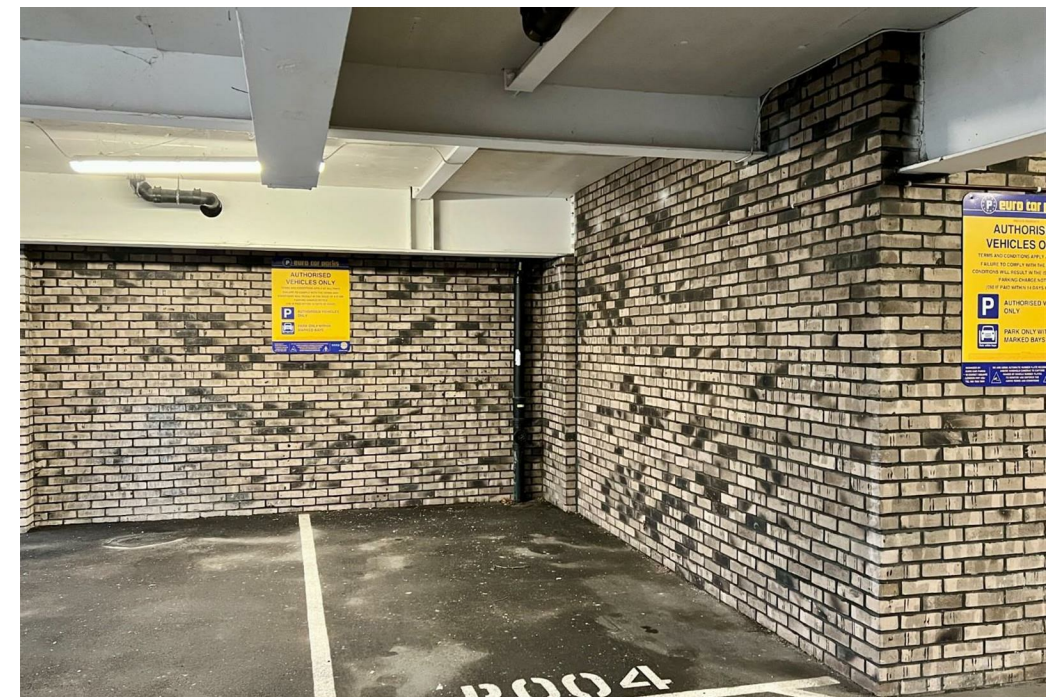
£210,000



We are delighted to present this spacious one bedroom, no onward chain apartment, with its own secluded south-facing 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

Found on the 1st floor of the building, take the lift to your level, and walk into your new apartment, still oozing that 'show home like feel' the accommodation consists of; a hall, there's a spacious open plan entertaining space that is the real hub of the home. The fitted kitchen is finished in a sleek grey with contrasting counter-tops with the essentials integrated, including; fridge freezer, dishwasher, hob & oven. The lounge and dining space are complimented well by the large south facing balcony that the apartment offers, allowing light to enter this wonderful open space.

The hall gives access to the master bedroom and shower room. Located opposite is a large handy storage cupboard which can be utilised in many ways and currently contains the washer/dryer, easing the strain on all that comes with day to day life. There is a luxury bathroom that services the large double bedroom, which is a spacious, offering a large walk in shower, as well as wall hung wash hand basin & w/c finished with ceramic wall tiling, finishing the apartments accommodation off well. Externally, there is an allocated parking space in the secure underground parking, bin store & bike store for residents use too.



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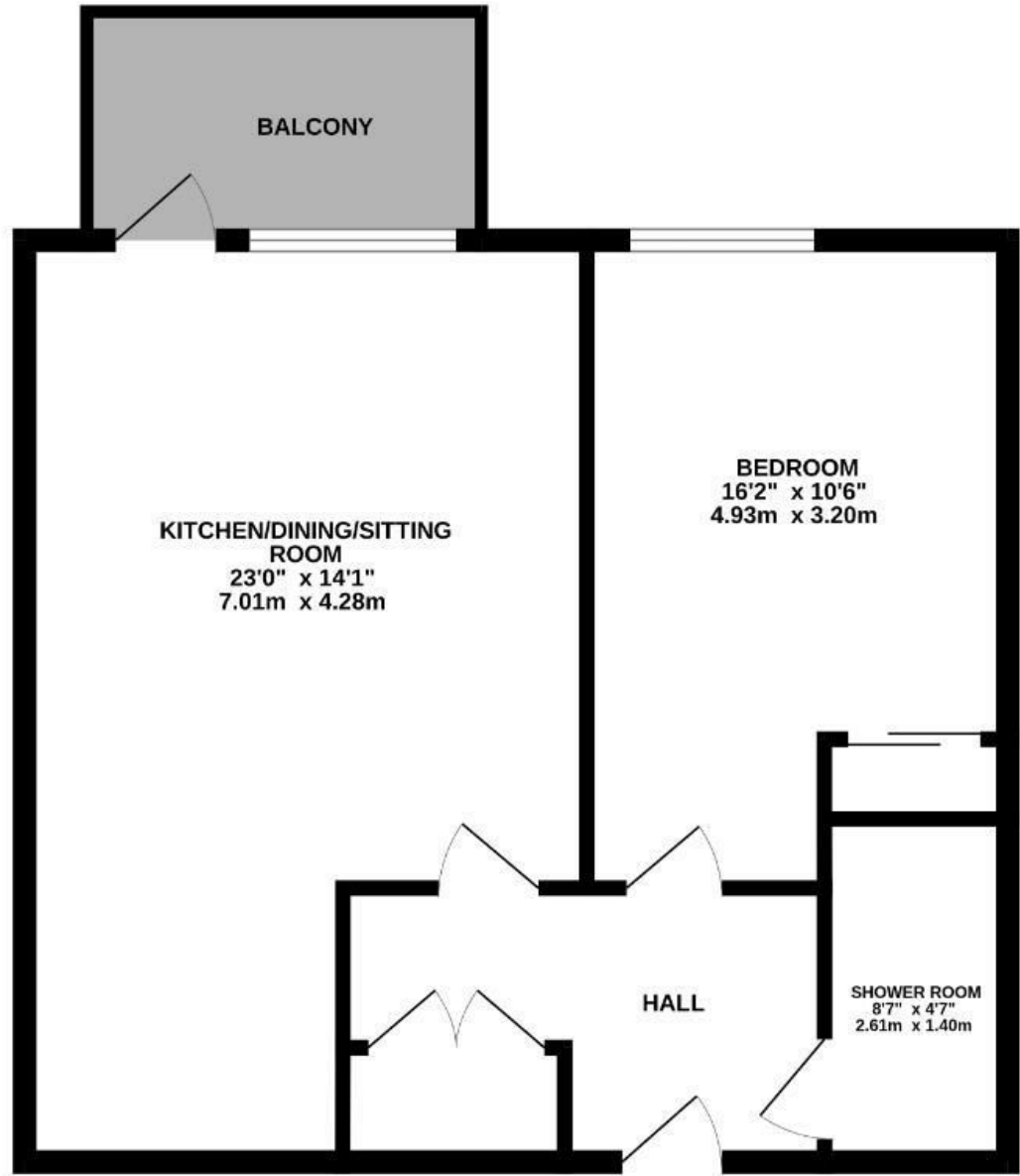
**We truly feel that this property would suit a wide variety of buyers, first time buyers, investment buyers or wanting the period feel with the standard of a modern finish. The property is within close walking distance of Ashford town centre, which offers a vast range of leisure facilities with shops, cafes and restaurants. Ashford International train station is within walking distance and provides regular high-speed services to London in 38 minutes. The property is also well-served with other good transport links with bus services and the M20 motorway providing fast access to the Channel Tunnel and the port of Dover.**

**All mains services are connected, but none have been tested by the agent.**

**Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)**

**Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb**

1ST FLOOR




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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Tenure: Leasehold  
Council Tax Band: B

- 1st floor, 1 bedroom apartment, south-facing aspect
- No onward chain complications!
- Lift access to all floors
- Secure under-ground allocated parking space
- Stunning open plan lounge/diner with balcony access
- South-facing balcony
- Spacious double bedroom + Generous shower room servicing double bedroom
- Fitted kitchen with integrated appliances
- Lease length: 244yrs rem, Service charge: £1,443.24pa, Ground rent: £185.00
- Located a short walk from Ashford International Railway Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(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

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.