Kenmore Place, Riverside Park, Ashford, Kent

Offers In The Region Of £265,000

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No-onward chain, 2 bedroom, 4th floor apartment offering over 850sq ft of accomodation with stunning balcony!

A show-stopper 4th Floor, 2 Bedroom Apartment, offering over 850 sq ft of stylish accommodation. Finished with a glorious south facing balcony, a modern fitted Kitchen, stylish family bath-suite & principal bedroom boasting en-suite shower room too! Located within walking distance to Ashford Train Station.

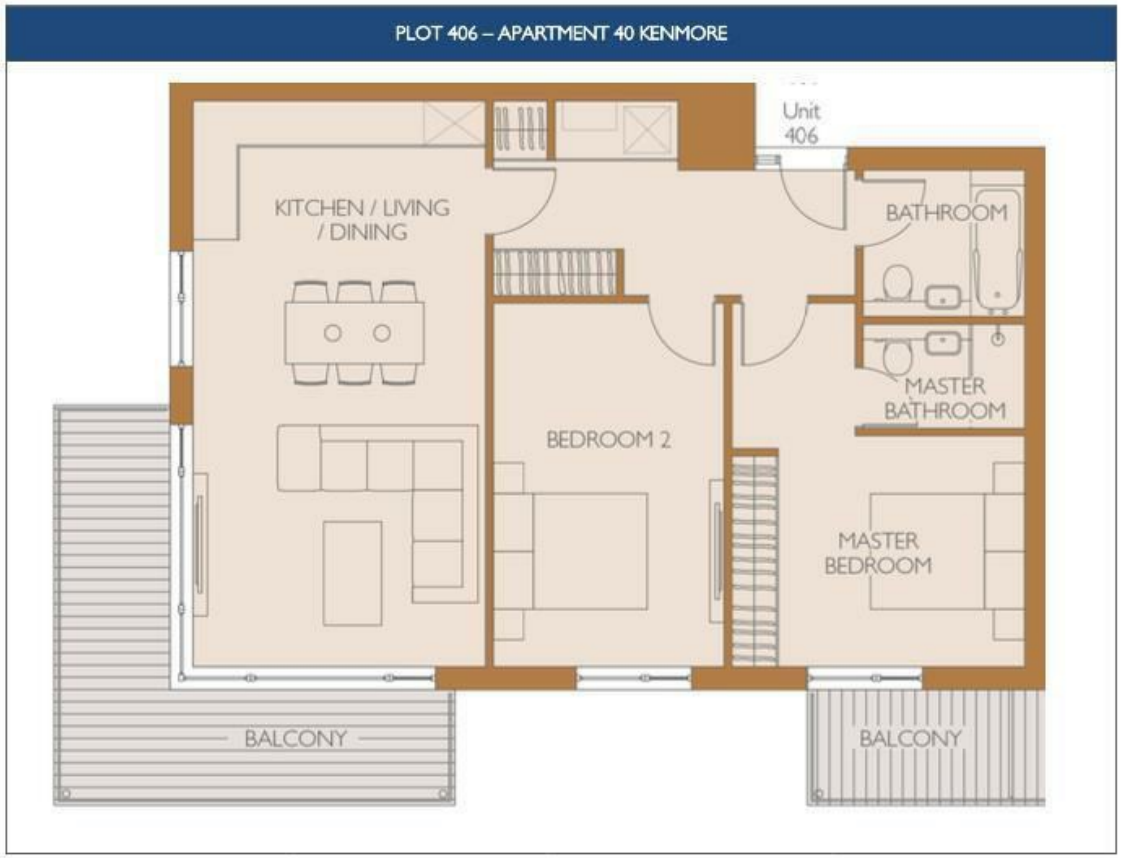
Riverside Park apartments is a stunning recent development found within close proximity to Ashford International Railway Station & the High Street of the town.

Situated within the Kenmore Place block, is a stylish 2 bedroom, 4th floor apartment that offers high specification throughout along with lift access to the stunning ROOF TERRACE, as well as your own private South facing balcony, all within walking distance to Ashford Town Centre and train station. The apartment consist of 2 spacious double bedrooms, modern, open plan living/dining room and fitted kitchen, as well as a tiled family bathroom & en-suite to master bedroom, plus handy storage/utility cupboard too. Developed by GRE Assets and designed by award-winning architect Guy Hollaway, Riverside Park has delivered 246 stunning apartments as well as 26 luxury townhouses and a new public realm. Offering contemporary open-plan living, the homes overlook the Great River Stour nearby Victoria Park.

TENURE: Leasehold - 994 year lease. Service charge: £2,506, Inclusive of ground rent payments & estate fees.

LOCATION: Situated within 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.

- Stunning 2 Bedroom, 4th Floor - 859 sq ft with allocated parking
- Entry to apartment controlled via secure door entry system
- Open-plan living with modern fixtures & fittings integrated throughout
- Guest bedroom serviced by family bath-suite
- Lease: 994yrs, Service charge: £2,506 incl ground rent
- Rental projection: £1,500pcm approx
- Hyperoptic with all homes allowing residents to be connected in minutes
- Stylish en-suite shower room to principal bedroom
- Sunny, South facing balcony + Allocated parking space (no14)
- Council Tax Band: B - EPC Rating: B (82)



Kitchen / Living / Dining
7.56m x 3.81m

Bedroom 1
4.81m x 3.89m

Bedroom 2
4.81m x 3.11m

Balcony
16.7m²

Total Area
79.8m²

Viewings

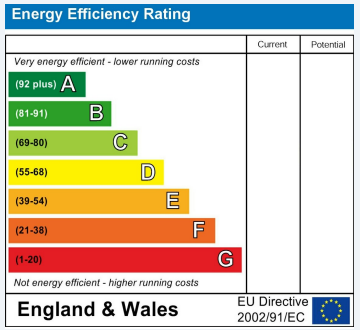
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

The Property Ombudsman

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