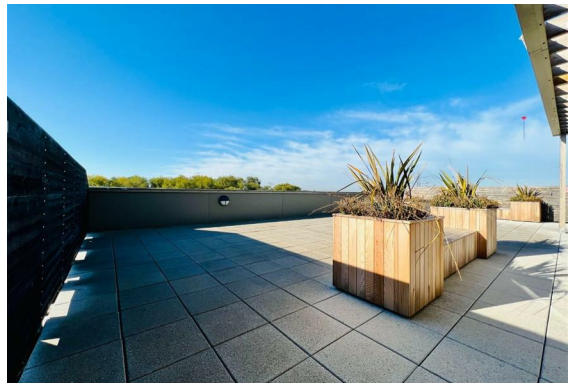








Leacon Road, Ashford, Kent, TN23 4AL

- A stunning, GROUND FLOOR 817 SQ FT 2 bedroom APARTMENT
- Apartments with access to residents roof terrace
- Entry to apartment building is controlled via secure door entry system
- Useful Utility cupboard with washer/dryer within
- Council Tax Band: B ; EPC Rating: C (78) LEASE: 994Yrs +
- Situated on the 1st floor of Riverside Walk Apartments
- Balcony accessed from the lounge/dining area
- Hyperoptic with all homes allowing residents to be connected in minutes
- Estate fee: £402.34 a ; Parking space: £174.70 ; Ground rent: N/A
- Service charge: £1,933.55per annum

£280,000

HUNTERS®
HERE TO GET *you* THERE

Leacon Road, Ashford, Kent, TN23 4AL







A stunning, GROUND FLOOR 817 SQ FT 2 bedroom APARTMENT. Boasting a Modern Fitted Kitchen, and balcony! Situated within Walking Distance to Ashford Train Station.

Offering Two spacious bedrooms, as well as modern family bath-suite & high quality en-suite as well as useful utility cupboard with washer/dryer within.

Riverside Park apartments is a stunning new development. Each of these stylish apartments offer high specification throughout along with lift access to each floor, private balconies or terrace area all within walking distance to Ashford Town Centre and train station.

Developed by GRE Assets and designed by award-winning architect Guy Hollaway, Riverside Park has delivered 246 apartments, 26 townhouses and a new public realm. Offering contemporary open-plan living, the homes overlook the Great River Stour and nearby Victoria Park.

Perfectly situated, Riverside Park is surrounded by green space while remaining only a short walk from Ashford town centre. Contact us for up to date Price List and remaining Apartments

PLEASE NOTE PHOTOS ARE TAKEN FROM FINISHED PLOTS ON THIS DEVELOPMENT

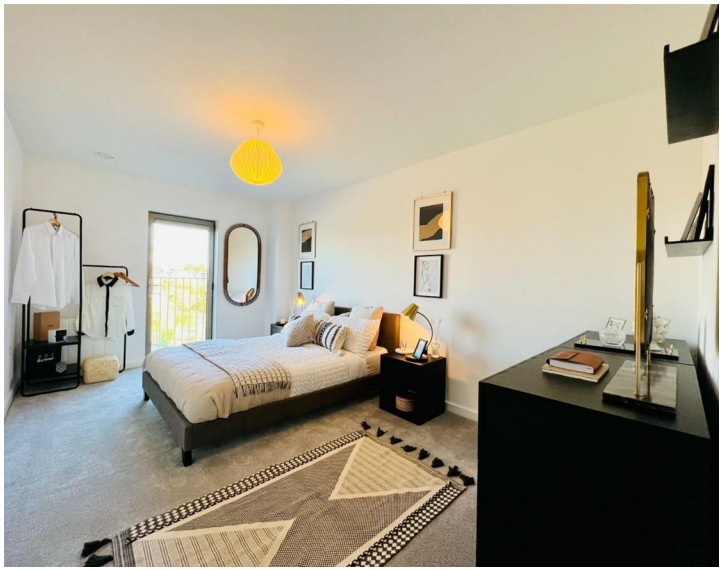








Leacon Road, Ashford, Kent, TN23 4AL





APARTMENTS

Riverside Park apartments is a stunning new development. Each of these stylish apartments offer high specification throughout along with lift access to each floor, private balconies or terrace area all within walking distance to Ashford Town Centre and train station.

The apartments consist of 1 or 2 bedrooms, open plan living/dining room and kitchen, a family bathroom (en-suite to master bedrooms) and storage cupboards.

SERVICE COSTS

1 Bedroom £1,100-£1,200 per annum

2 Bedroom £1,600-£1,700 per annum

Estate Charge approx. £200-320 per annum

Parking Space £180 per annum

Ground Rent if applicable
1 Bedroom £225 per annum
2 Bedroom £250 per annum

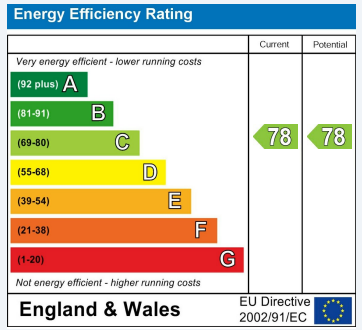
RIVERSIDE PARK

Developed by GRE Assets and designed by award-winning architect Guy Hollaway, Riverside Park will deliver 246 apartments, 26 townhouses and a new public realm. Offering contemporary open-plan living, the homes overlook the Great River Stour and nearby Victoria Park.

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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.



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.

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.

The Property Ombudsman

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com https://www.hunters.com

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