



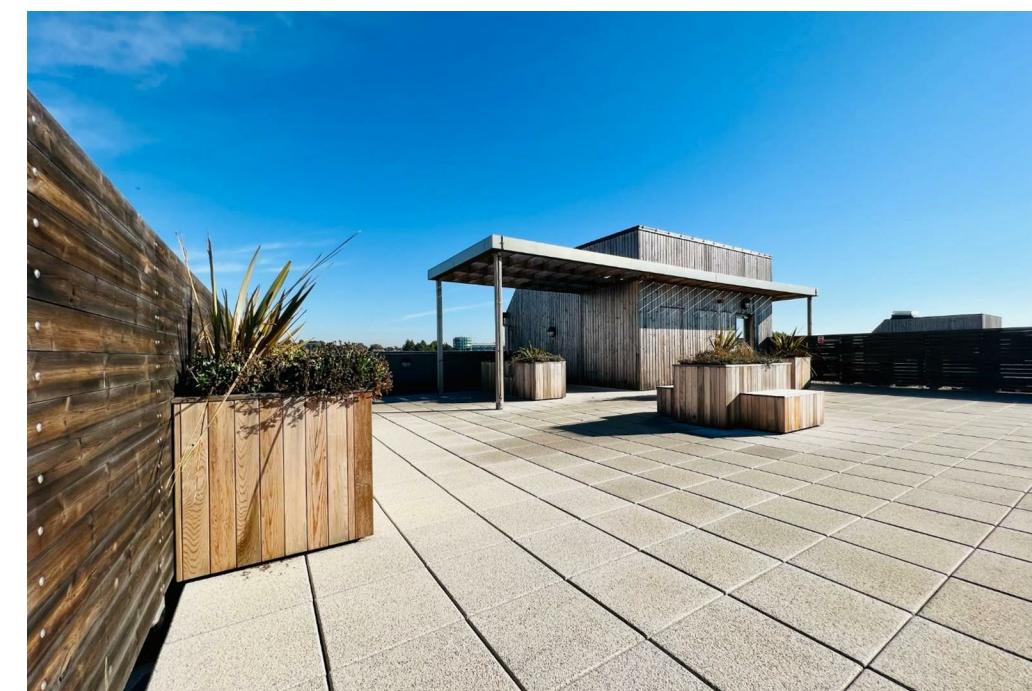
Kenmore Place, Leacon
Road, Ashford, TN23 4AH

£240,000 Offers in excess

 2  2  1  B

**FIRST FLOOR 813 SQ FT 2 BED
APARTMENT WITH ENSUITE
AND MAIN BATHROOM -
LONG 995 YEAR LEASE - NO
CHAIN - PARKING -
STUNNING ROOF TERRACE**

**Riverside Park apartments is a
stunning new development.
Each of these stylish
apartments offer high
specification throughout
along with lift access to each
floor, terrace areas as well as
parking all within walking
distance to Ashford Town
Centre.**



Spacious 2 bedroom apartment located on the popular Riverside Park development!

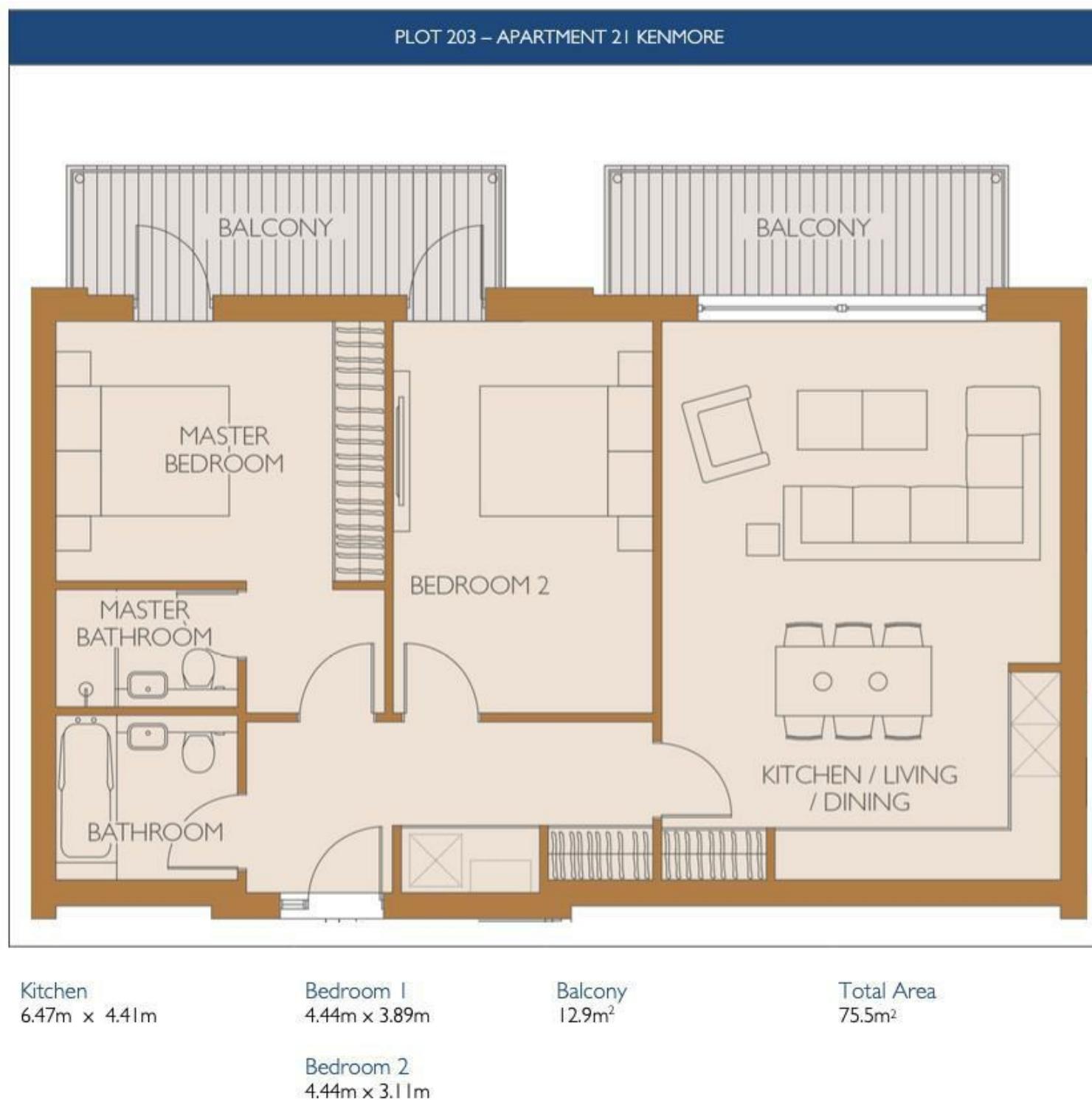
Found a moments wander from Ashford International Station and Victoria park.

Offering a modern kitchen with fridge/freezer, dishwasher, oven hob and extractor and utility cupboard with fitted washer dryer in the spacious hallway.

The master bedroom has fitted wardrobes and ensuite. There is a further double bedroom and modern tiled bathroom. Residents also have access to a stunning roof terrace with views across Ashford and Victoria park.

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.



- 813 SQ FT FIRST FLOOR, 2 Bedroom APARTMENT with Two Balconies
- Fully fitted kitchens with integrated appliances
- Hyperoptic with all homes allowing residents to be connected in minutes
- Entry to apartment building is controlled via secure door entry system
- Apartments have access to residents roof terrace
- LEASEHOLD: 994 YEARS
- Service charge: £1,902.83
- Estate fee's: £399.68pa / Car parking charges: £174.70.
- Perfect commuter location - Riverside Walk
- Call to view now and arrange your viewing!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.