Kenmore Place, Riverside Park, Ashford

Asking Price: Asking Price £260,000

HUNTERS®
HERE TO GET *you* THERE









DESCRIPTION

A stunning, 2nd floor 813 sq ft 2 Bedroom apartment - stunning balcony, with long lease, allocated parking as well as access to the show-stopping roof terrace, with a potential investment return of over £1,400pcm! - Spacious 2 bedroom apartment located on the popular Riverside Park development, which is a short walk to Ashford International Station and Victoria park. Modern kitchen with fridge/freezer, dishwasher, oven hob and extractor and utility cupboard with fitted washer dryer in the spacious hallway. **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.

Riverside Park apartments is a stunning recent 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, which is a short walk to 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.

PLEASE NOTE PHOTOS ARE FROM OUR SHOW APARTMENT

Riverside Park - Developed by GRE Assets and designed by award-winning architect Guy Hollaway, Riverside Park have 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.

Service Charges - 2 Bedroom £2,200 per annum | **Estate Charge** approx. £400 per annum | **Parking Space** £175 per annum | **Ground Rent**: Bedroom £250 per annum

- 872 SQ 3rd FLOOR, 2 Bedroom APARTMENT with Two Balconies
- Hyperoptic with all homes allowing residents to be connected in minutes
- Benefitting from access to residents roof terrace, Stunning views
- x 1 Allocated parking space (Permit) (Car parking charges included in service charge: £160)
- Perfect commuter location - Riverside Walk, minutes from the Train Station
- Fully fitted kitchen with integrated appliances
- Entry to apartment building is controlled via secure door entry system
- LEASEHOLD: 993 YEARS REMAINING - Service charge: £2,659.10
- Management Estate fee's: £275pa (Ground rent)
- EPC Rating: C (80) - Council Tax Band: B








SHOWHOME
SHOWHOME
LEACON ROAD



Viewings

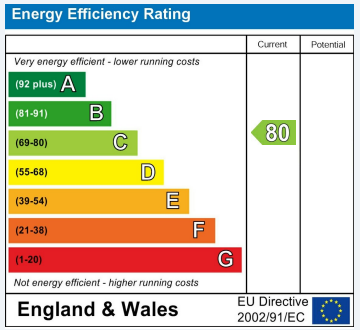
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

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

HUNTERS®
HERE TO GET *you* THERE