

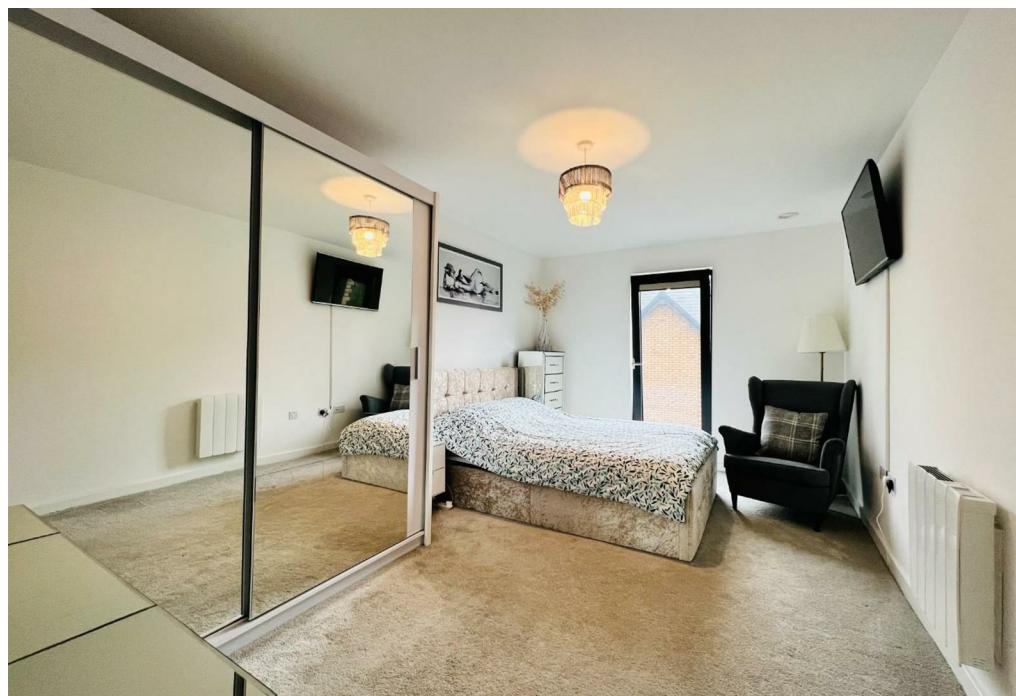


Leacon Road,
Ashford,
TN23 4AH

£280,000



Two Double Bedroom Second Floor Corner
Apartment - South Facing Balcony - Communal
Roof Terrace - Walking Distance to Town &
Train Station - Allocated Parking



Property Description

Welcome to this charming 2-bedroom, apartment located on the Riverside Park Development on Leacon Road in Ashford. Situated in a prime location, this property boasts a south-facing aspect, offering stunning park views that will surely captivate your heart.

As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. The apartment features two well-appointed bedrooms, providing ample space for a small family or guests. With the master bedroom having an en-suite, convenience is at your fingertips, ensuring a stress-free morning routine.

One of the highlights of this property is the communal rooftop garden, a tranquil oasis where you can unwind and enjoy the fresh air.

Conveniently located within walking distance to Ashford train station, commuting will be a breeze, whether you're heading to work or exploring the vibrant town or heading to the coast. This apartment offers the perfect blend of comfort, convenience, and style, making it an ideal place to call home.

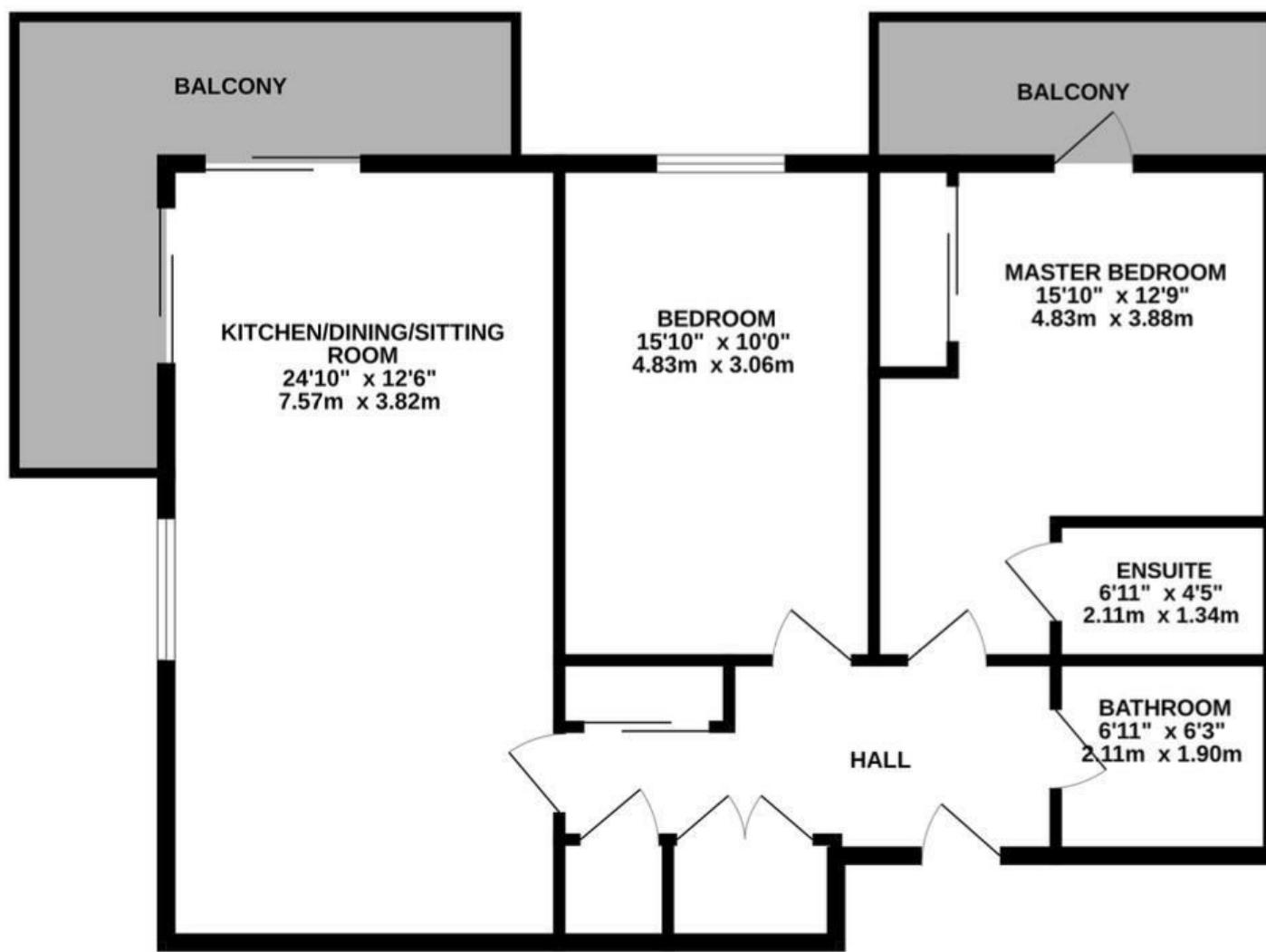
Don't miss out on the opportunity to own this delightful apartment in Ashford. Contact us today to arrange a viewing and start envisioning your new life in this wonderful property.

Location

Conveniently situated in close proximity to Ashford International Train Station, the prestigious McArthur Glen Designer Outlet, and the tranquil Victoria Park, this property doesn't just offer a residence—it presents a lifestyle elevated by its unparalleled privacy and breath-taking surroundings.

Additionally, this unique haven isn't just close to London but is also a stone's throw away from France, with easy access to the Eurotunnel, adding another layer of convenience and exploration possibilities to its already impressive location.

2ND 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
Service Charge: £2,200
Ground Rent: £250

- 2 Bed - South Facing - Corner Apartment with large balcony
- Walking distance to Train Station & Town
- Stunning Roof Terrace
- Entry to apartment building is controlled via secure door entry system
- Hyperoptic with all homes allowing residents to be connected in minutes
- Allocated parking space
- Utility Cupboard with washer/dryer
- EPC: C
- Council Tax: B
- Service Costs: £2,200 Per Annum Ground Rent: £250 per Annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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.