





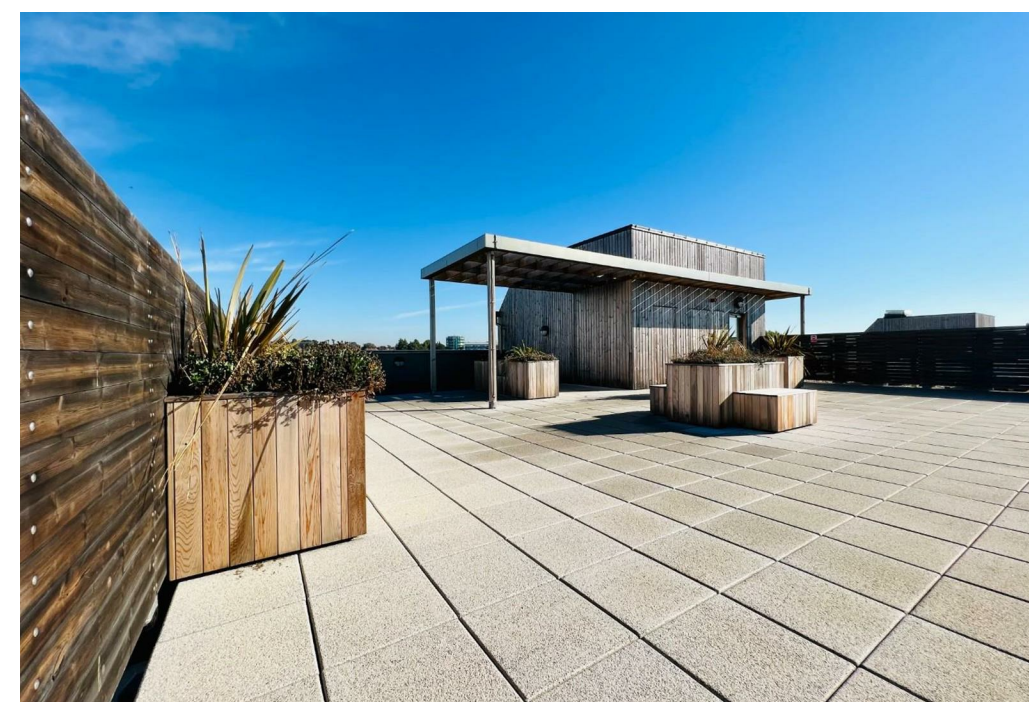
Riverside Park,  
Ashford,  
TN23 4AH

£210,000



**TOP FLOOR 605 SQ FT 1 BED SOUTH FACING APARTMENT - 995 YEAR LEASE - NO CHAIN - STUNNING ROOF TERRACE!** Riverside Park apartments is a stunning recent development in Ashford.

**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.





**Here is a delightful, spacious 1 bedroom apartment located on the popular Riverside Park development, which is a short walk to Ashford International Station and Victoria park. Boasting a modern kitchen with fridge/freezer, dishwasher, oven hob and extractor and utility cupboard with fitted washer dryer in the spacious hallway. 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 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. Perfectly situated, Riverside Park is surrounded by green space while remaining only a short walk from Ashford town centre.**

**Block Service Charges – £1,282.01**

**Estate Service Charges – £269.28**

**Car Park Service Charges – £174.70**

**Ground Rent - £225**



RIVERSIDE PARK, ASHFORD, UK



Tenure: Leasehold  
Council Tax Band: B

- 605 SQ FT TOP FLOOR 1 BED SOUTH FACING APARTMENT
- No onward chain complications
- Fully integrated kitchen with appliances throughout
- Hyperoptic homes allowing residents to be connected in minutes
- CAR PARK SERVICE CHARGE: £174.70
- ESTATE SERVICE CHARGES: £269.28
- LEASEHOLD: 995 YEARS
- SERVICE COSTS APPROX: £1,282.01
- GROUND RENT: £225
- Situated in the highly popular Riverside Walk development

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.