



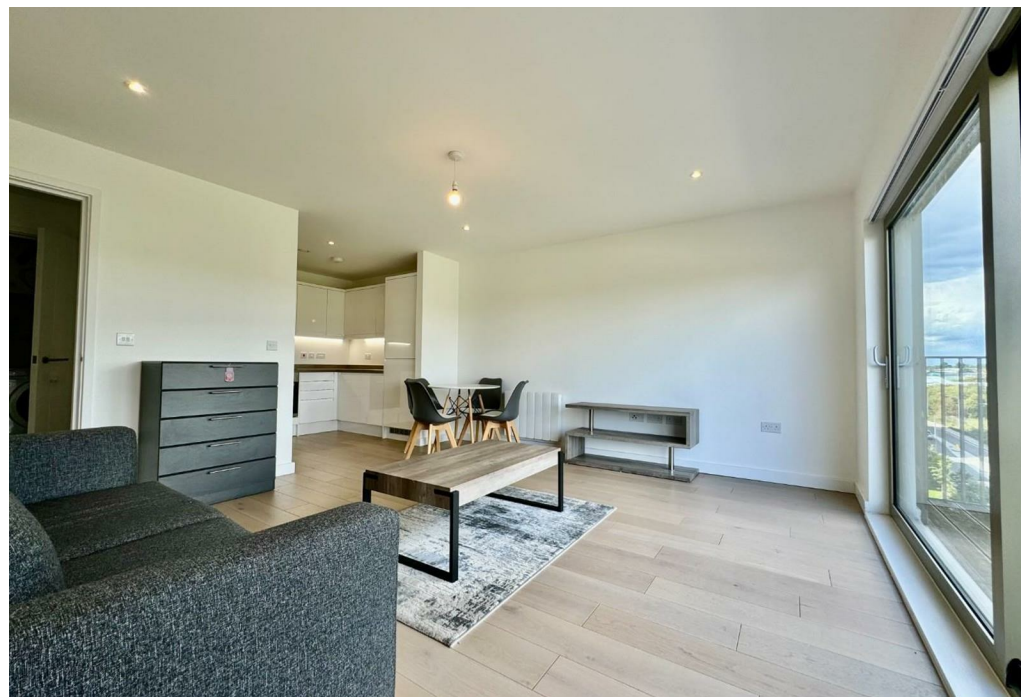


Betsom Place,  
Ashford,  
TN23 4AJ

£225,000



FOURTH FLOOR 566 SQ FT APARTMENT-  
Modern Fitted Kitchens - Walking Distance to  
Ashford Train Station - Easy access to Victoria  
Park - Allocated Parking





## APARTMENTS

Nestled within the sought-after Riverside Park Development, this stylish 1-bedroom apartment offers contemporary living in a tranquil setting. Perfect for professionals or couples, the property boasts an open-plan living space, combining a modern kitchen with integrated appliances and a spacious lounge area, ideal for relaxation and entertaining.

The generously sized bedroom comes with built-in wardrobes, offering ample storage, while the sleek bathroom features high-quality fittings and a walk-in shower. Large windows flood the apartment with natural light, creating a bright and airy atmosphere throughout.

Residents of Riverside Park can enjoy landscaped communal gardens, along with access to secure parking and excellent transport links. The development is conveniently located near Ashford International Station, providing quick connections to London and beyond. Local amenities, including shops, cafes, and restaurants, are just a short walk away.

This apartment offers a perfect blend of modern living and peaceful surroundings, making it an attractive choice for those looking to enjoy all that Ashford has to offer.

## 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.



RIVERSIDE PARK, ASHFORD, UK



Tenure: Leasehold  
Council Tax Band: B

PLOT 502 – APARTMENT 29 BETSOM



Kitchen / Living / Dining  
4.59m x 6.60m

Bedroom 1  
3.31m x 4.17m

Balcony  
11.1m<sup>2</sup>

Total Area  
52.8m<sup>2</sup>

- Rental potential of £1,300per month!
- 566 sq ft - Fourth Floor Apartment
- Fully fitted kitchens with integrated appliances
- Apartments with access to residents roof terrace
- Entry to apartment building is controlled via secure door entry system
- Hyperoptic with all homes allowing residents to be connected in minutes
- Ideal Investment Opportunity Approx Rent: £1,200 pcm Yield: 5.59%
- Approx: 995 years lease
- Service Costs: £1,825
- Ground Rent: £225

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	78
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	81	81
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.