





Park Street,  
Ashford,  
TN24 8FA

£122,500



**\*\* CASH BUYERS \*\*** A one-bedroom 7th floor apartment situated in The Panorama Building!

The home provides ample storage space throughout. Located in Ashford Town Centre near to the Ashford International Train Station, making commuting to London quick and easy, using the high-speed rail connections to be in St Pancras within 38 minutes.

The apartment consists of an open plan kitchen/living/dining space, one double bedroom and a bathroom, as well as ample storage provided. The kitchen area boasts integrated appliances, as well as an array of wall and base units for those all important kitchen utensils. The large windows flood the room with natural light, making the lounge a warm and cosy space to unwind of an evening.

The main bedroom is a great size double room, with ample floor space for an array of free standing furniture. The bedroom is serviced by the bathroom, which consist of bath with overhead shower, wash basin and W/C.





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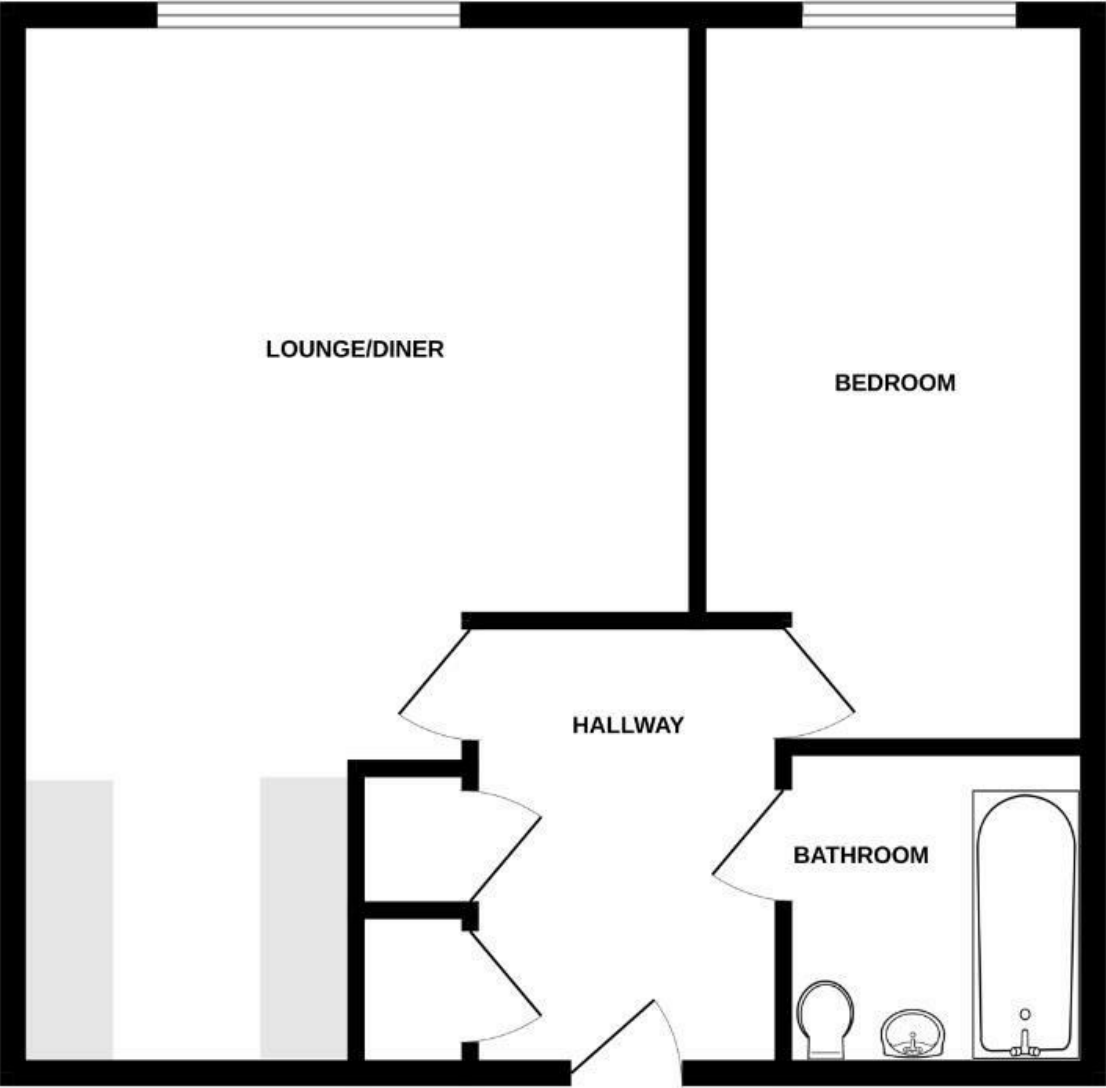
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Externally the apartment benefits from a parking space and access to the bike and bin store. There is concierge service and a phone system, allowing all residents to feel safe and secure.

Ashford Town Centre is located approximately 0.6 miles and benefits from public transport links to many other areas in and around Ashford, as well as being a 38-minute train from London St Pancras. Close by are many local shops and amenities, that are within walking distance to the property. If you are a shopping lover, Ashford Designer Outlet and Ashford Town Centre are within walking distance to the property, where you will find a whole range of shops to fulfil your shopping needs.

Not all mains services are connected, none have been tested by the agent. central heating (electric) via storage heaters. Mains drainage & electric. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%).

GROUND 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  
Council Tax Band: B

- 1 bedroom, 7th floor apartment
- Cash buyers only... No onward chain complications
- Potential investment opportunity with current tenant in situ
- Approx rental yield: 6-7% based on £900 pcm rental (estimate)
- Open plan kitchen/living/dining space
- Integrated kitchen and large bathroom
- Allocated parking space
- Concierge service provided for residents
- Service charge: £1,471.92 Ground rent: £250 per annum Lease: 121 years
- Council Tax Band: B EPC: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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		
(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.