



Kenmore Place, Riverside Park, Ashford

- Stunning 600sq ft 5th Floor, 1 Bedroom Apartment
- Large bedroom boasting balcony access
- Fully tiled bath-suite servicing bedroom
- Hyperoptic homes allowing residents to be connected within minutes
- Parking service charges: £174.70 - EPC: B (81) - Council Tax Band: B
- Allocated parking space provided (1)
- Beautiful open-plan reception room with sliding doors & balcony
- Double storage cupboard providing storage & washer/dryer
- Service charge: £1,332.39, Estate fee: £227.76, Ground rent: £225.00
- Well regarded Riverside Park, developed by GRE Assets

Offers in region of: Offers In The Region Of £210,000



DESCRIPTION

TOP FLOOR 605 SQ FT 1 BED SOUTH FACING APARTMENT - 994 YEAR LEASE - NO CHAIN - ALLOCATED PARKING SPACE - STUNNING ROOF TERRACE! Riverside Park apartments is a stunning recent development in Ashford.

A beautiful, no onward chain modern 1 bedroom apartment, situated in an elevated position, located on the 5th floor of the well appointed Kenmore Place block in the stunning location of Riverside Park.

With allocated parking, take the residents life to the 5th floor, and walk into your turn-key apartment.

With a spacious open plan lounge/diner and modern kitchen with stunning balcony that stretches across both the reception room and bedroom, providing the chance to enjoy that morning coffee in the sunshine!

The sliding doors allow natural light to flood the living area, where you'll find ample space for furniture and a dining room table and chairs, with the kitchen offering fitted appliances and a number of useful wall and base units. The hall provides a double storage cupboard which houses the further washing machine/dryer as well as offering vital space to store all the necessities that come with day to day life.

The modern bathroom is accessed via the hall, which offers shower over bath, wash hand basin & W/C finished in a full tile. The large double bedroom is found at the rear of the apartment, again offer access to that wonderful balcony. The bedroom is plentiful in floor space, allowing for free standing furniture and the largest of double beds.

Externally, residents can take advantage of the stunning roof terrace, which, when the weather is kind, provides a space for owners to enjoy the summer sun in an elevated position overlooking the well regarded Victoria Park.





RIVERSIDE PARK, ASHFORD, UK



Kitchen
2.80m x 2.40m

Bedroom
4.50m x 3.42m

Balcony
10.3m²

Total Area
56.2m²

Living/Dining Room
6.70m x 4.41m

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.

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			
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.



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