



HUNTERS[®]
HERE TO GET *you* THERE

Bayley Place, Riverside Park, Ashford, TN23 4AL

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Park, Ashford, TN23 4AL

£220,000



**Superb, modern 5th Floor, 1
Bedroom South facing apartment
with views across Victoria Park.
With an impressive roof terrace
this apartment has allocated
parking, is ready to move in to
and is within walking distance to
Ashford International Train
Station.**

**Riverside Park apartments is a
stunning new development. Each
of these stylish apartments offer
high specification throughout
along with lift access to each
floor, private balconies or terrace
area all within walking distance
to Ashford Town Centre and train
station.**



Spacious 1 bedroom South facing apartment on the 5th floor with balcony offering views across Victoria Park. The open plan lounge and dining area has engineered wood flooring throughout and opens into the modern fitted kitchen with built in fridge/freezer, dishwasher, oven, hob and extractor.

The inviting entrance hallway houses the utility cupboard with built in washer/dryer and hot water tank. The bedroom has a door which leads out onto the balcony and fitted wardrobes with mirror doors. Modern tiled bathroom with bath and shower over, WC, sink and heated towel rail. The glass floor to ceiling balcony doors covers the whole wall and floods the living area with light and offers some outside space with lovely views across the Park. There is also an impressive communal roof terrace for entertaining and relaxing.

The apartment also benefits from allocated parking.

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 International Station and Town centre.

Block Service Charges – £1,389.22

Estate Service Charges – £289.07

Car Park Service Charges – £174.70

Ground Rent - £225

PLOT 506 – APARTMENT 31 BAYLEY PLACE



- 587sq ft - 5th Floor, 1 Bedroom Apartment
- Rental potential of £1,300per month!
- Superb Roof Terrace for residents use!
- Fully fitted kitchens with integrated appliances
- Allocated Parking provided
- Long 994+ years leases
- South Facing Balcony with views across Victoria Park
- Delightful location, Walking distance to town & Railway station
- Great Energy Performance Rating - No onward chain!
- Popular Riverside Walk development

Kitchen / Living / Dining
4.82m x 6.60m

Bedroom 1
3.31m x 4.60m

Balcony
10.8m²

Total Area
54.3m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		85	85
(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.