

# Olivia Walk, Newtown Road, Ashford

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**"A well presented, 2 bedroom 1st floor apartment within walking distance to Ashford International. "**

## **DESCRIPTION**

**A stunning first floor floor apartment, available with no onward chain, situated within the recently constructed Newtown Apartments development, adjacent to the Ashford International Railway Station & Ashford Outlet, prime for London commuters, or those looking for a lock & leave style apartment with modern fixtures and fittings throughout.**

**This luxury apartment comprises an inviting entrance hall, open plan kitchen & living space with balcony, flooding the room with natural light. There are 2 generous doubles bedroom, with the principal bedroom boasting ensuite shower room, as well as modern family bathroom servicing bedroom 2 Externally, you'll find allocated parking as well as visitor bays for guests.**

**Where Am I? Olivia Walk, Newton Road in Ashford. The apartment is positioned perfectly for those looking to commute into the city of London, with the the High Speed Train services getting you in to the city in 37 minutes. As well as it's fantastic location to the station, here in Ashford you'll also find a number of well regarded primary & secondary schools, established shopping and leisure facilities, including the near-by McArthur Glen outlined, as well as vibrant Town Centre & Victoria Park close by.**

**Service Charge - Approx: d £1358.91 per annum. Tenure - Leasehold - 998 year Lease remaining. Council Tax - C - EPC Rating: B (87) Ground rent: TBC. Services connected: Mains water & electricity.**

- 2 Bedroom, 1st floor modern apartment constructed in 2024
- 2 Spacious bedrooms (Both double beds)
- Guest bedroom serviced by modern family bathroom
- Allocated residents parking as well as visitor bays
- EPC Rating: B (87) - Council Tax Band: C
- Located on the 2nd floor with residents lift to all floors
- Principal bedroom offering en-suite shower room
- Open-plan lounge/diner with modern kitchen & balcony access
- Walking distance to Ashford International, arriving in London with 38 mins
- Service charge: £1,358.91pa- Lease length: 998 yrs - Ground rent: TBC





### Viewings

Please contact [ashford@hunters.com](mailto: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	87	87
(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.