



22 Riverside Walk, Ashford

In Excess of **£475,000**

22 Riverside Walk

Ashford, Ashford

Miles & Barr are pleased to offer to the market this Three Bedroom Townhouse in the popular Riverside Park development! Comprising of a spacious accommodation set across three floors and with eight years NHBC warranty remaining, this home offers brilliant transport links to London via Ashford International Station, as well as being within walking distance of Ashford Town Centre. Further benefits include enclosed parking and workshop space to the lower ground floor, recently fitted air conditioning and water softener.

Tenure: Freehold

- High Spec Finish
- Brilliant Transport Links
- Three Bedroom Townhouse
- Two Years Old With Eight Years NHBC Warranty Remaining
- Off Street Parking





Entrance

Kitchen

Dimensions: 3.01 x 2.53 (9'10" x 8'3").

Living / Dining Room

Dimensions: 5.24 x 5.52 (17'2" x 18'1").

WC

Dimensions: 1.83 x 1.50 (6'0" x 4'11").

First Floor

Bedroom One

Dimensions: 5.76 x 2.94 (18'10" x 9'7").

Bedroom Three

Dimensions: 3.35 x 4.33 (10'11" x 14'2").

Second Floor

Bedroom Two

Dimensions: 5.36 x 5.20 (17'7" x 17'0").

Bathroom

Dimensions: 2.43 x 2.43 (7'11" x 7'11").

Dressing Room / Office

Dimensions: 3.22 x 2.43 (10'6" x 7'11").

External

Terrace

Off Street Parking

Balcony





FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 593 sq. ft, FLOOR 2: 594 sq. ft
 FLOOR 3: 524 sq. ft, EXCLUDED AREAS:
 BALCONY: 247 sq. ft
 TOTAL: 1710 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure