



Flat 47, Kenmore Place, 1 Leacon Road

Offers in Region of £280,000

Flat 47

Kenmore Place, Ashford

Stunning 2-bed apartment with incredible views over Victoria Park. Private balcony and rooftop terrace. Allocated parking and fully integrated kitchen. Secure entry system and communal gardens. Close to amenities, transport links, and schools. A unique opportunity not to be missed. Contact us to view.

Council Tax band: B

Tenure: Leasehold

- Stunning Two Bedroom Apartment
- Balcony to Rear with views over Victoria Park
- En-Suite Shower Room to Master Bedroom
- Rooftop Terrace With Stunning Views Over Ashford
- Allocated Parking
- Fully Integrated Kitchen
- Balance of 999 yr lease (from 2018)



Hallway

Two storage cupboards, boiler cupboard with access to all principle rooms.

Living Area (Kitchen/Lounge/Dining Area)

21' 10" x 14' 7" (6.65m x 4.45m)

Open planned Kitchen/Lounge & Dining area with fully fitted kitchen including Integrated appliances, sliding patio doors leading to balcony with views to rear.

Bedroom

15' 4" x 12' 8" (4.67m x 3.86m)

Double glazed window to rear, built in wardrobe and carpeted.

En-Suite Shower Room

Tiled shower cubicle, low level w/c, wash hand basin, heated towel rail and extractor fan.

Bedroom

15' 4" x 10' 1" (4.67m x 3.07m)

Double glazed window to rear and carpeted.

Bathroom

White suite comprising bath with shower attachment over, wash hand basin, low level w/c, tiled flooring, heated towel rail and extractor fan.



ALLOCATED PARKING

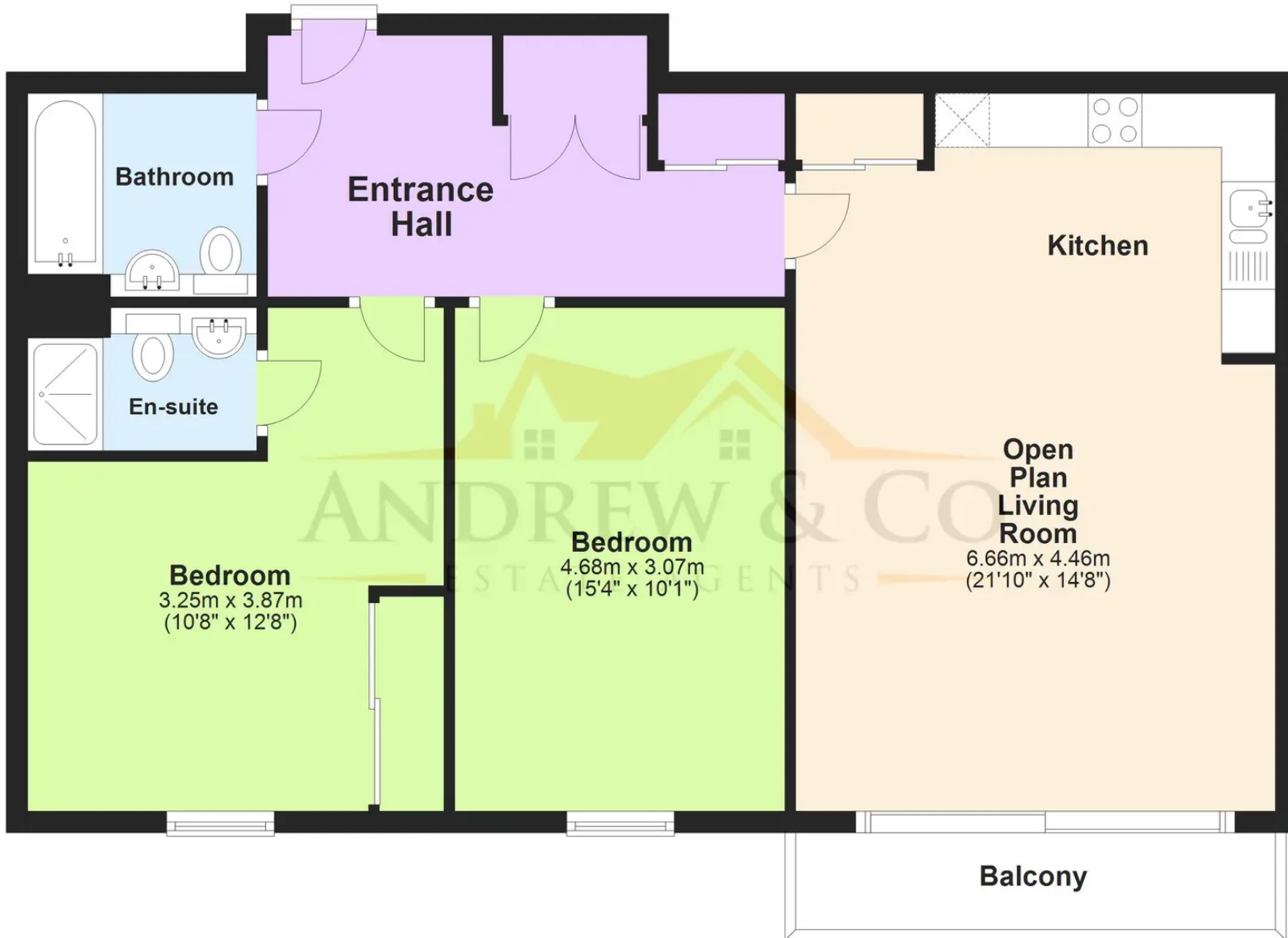
1 Parking Space

Allocated parking space





Fourth Floor



Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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 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.

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