



## 124 George Street, Ashford

In Excess of £210,000

# 124 George Street

Ashford, Ashford

A 3rd floor 1-bedroom apartment, situated within a modern building enjoying well maintained communal gardens, concierge service, and only a 5-minute walk to the International Station.  
Council Tax band: B

Tenure: Leasehold

- Spacious 1-bedroom apartment
- 3rd floor apartment with Communal Garden views
- 5-minute walk to Ashford International Station
- Open-Plan living with modern Kitchen
- Walking distance to Ashford Town Centre
- Concierge on site and Residents Communal Lounge
- Well-maintained Communal Gardens
- Built in 2020 - remainder of New-Build Warranty
- No onward chain



### Communal Entrance

The ground floor of Victoria Point features a residents communal lounge, where you can meet other residents, meet visitors, sit and relax or work remotely. There is also access into the communal gardens and the stairwell leads up to the upper floors. There is also a lift which gives access into the basement car park and to the upper floors.

### Third Floor

Follow the corridor from the lift/stairs to the property.

### Hallway

A welcoming spacious hallway with doors leading to the open-plan living room, bedroom and bathroom. There is also a useful cupboard which houses the boiler and washing machine. Door entry phone, panel radiator and laminate wood flooring.

### Open-Plan Living Room

A lovely light filled living space with a wall of glass looking out across the communal gardens and giving access onto the private balcony. The kitchen area is to one side and features a range of wall and base units with work surfaces over and inset sink/drain. Built-in appliances include an electric oven, hob and extractor, fridge/freezer and dishwasher. TV points, panel radiator and laminate wood flooring.

### Bedroom

A spacious double bedroom, enjoying plenty of natural light, with a radiator and carpet laid to the floor.

### Shower room

A modern shower room featuring a walk-in shower, WC and wash basin with vanity storage, partly tiled walls and towel radiator.

### Services

All mains services connected. EPC rating: B (82). Local Authority: Ashford Borough Council. Council Tax Band: B



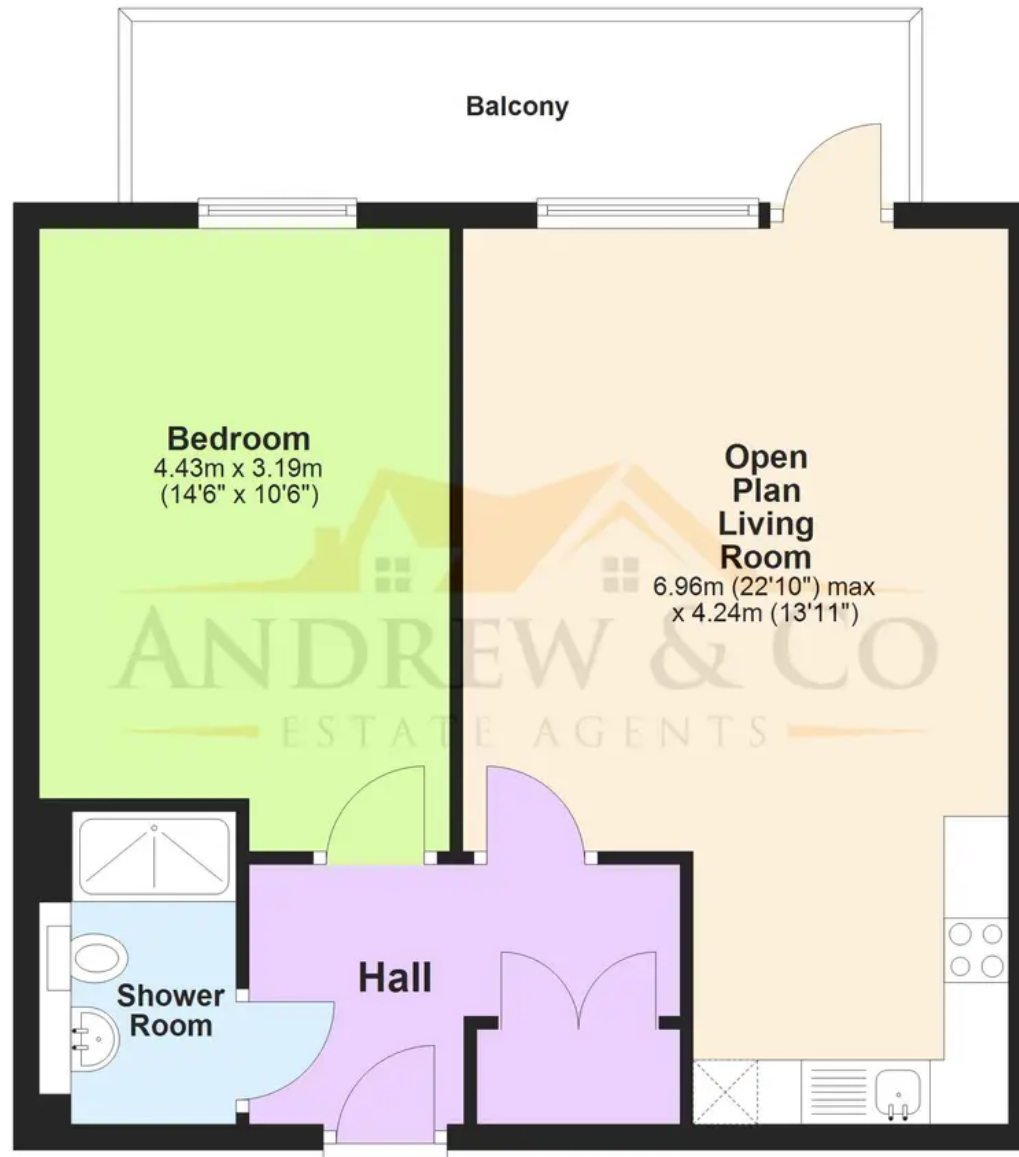
## BALCONY

Looking into the communal gardens and to the South of Ashford. Composite decking providing a welcoming space to sit and relax.



# Third Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 52.4 sq. metres (564.1 sq. feet)

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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