



162 George Street, Ashford

In Excess of **£285,000**

162 George Street

Ashford, Ashford

A fourth floor apartment, situated within the prestigious Victoria Point, just a short walk from the International Station and Town Centre, enjoying two double bedrooms, each with en-suite & private balcony.

Council Tax band: C

Tenure: Leasehold

- Fourth floor apartment
- En-suites to both bedrooms plus a separate WC
- Balcony overlooking the central communal gardens
- Open-plan living room with kitchen
- Lease of 250 years from 2020
- Walking distance to Ashford International Station (5 minutes)



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.

Fourth Floor

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

Entrance Hallway

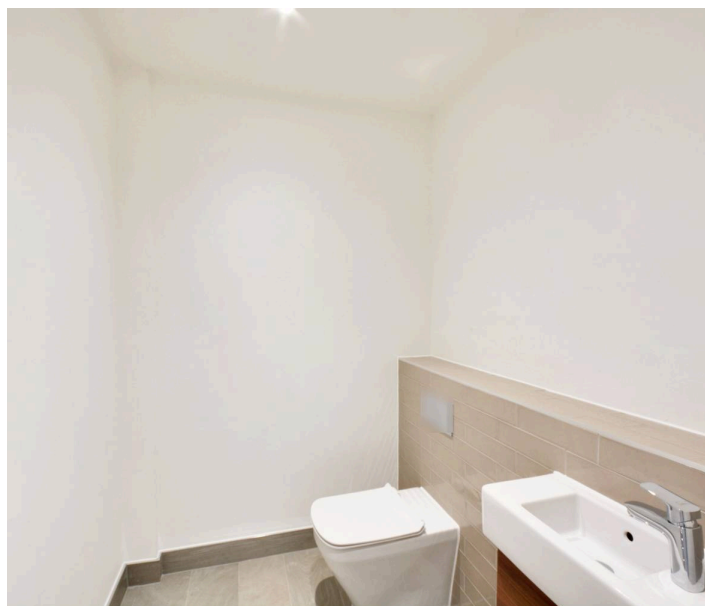
A welcoming spacious hallway with doors leading to each of the rooms, a separate WC and a useful cupboard which also houses the boiler and washing machine.

WC

A handy 3rd toilet, with wash hand basin and vanity storage.

Open Plan Living Room/Kitchen

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 surfaces over and inset sink/drainer. Built-in appliances include an electric oven, hob and extractor, fridge/freezer and dishwasher.



Bedroom

8' 9" x 10' 3" (2.67m x 3.12m)

One of the two double bedrooms, looking out over the communal gardens and featuring an en-suite bathroom.

En-suite bathroom

A modern bathroom featuring a bath with shower over, WC and wash basin with vanity storage, partly tiled walls and towel radiator.

Bedroom

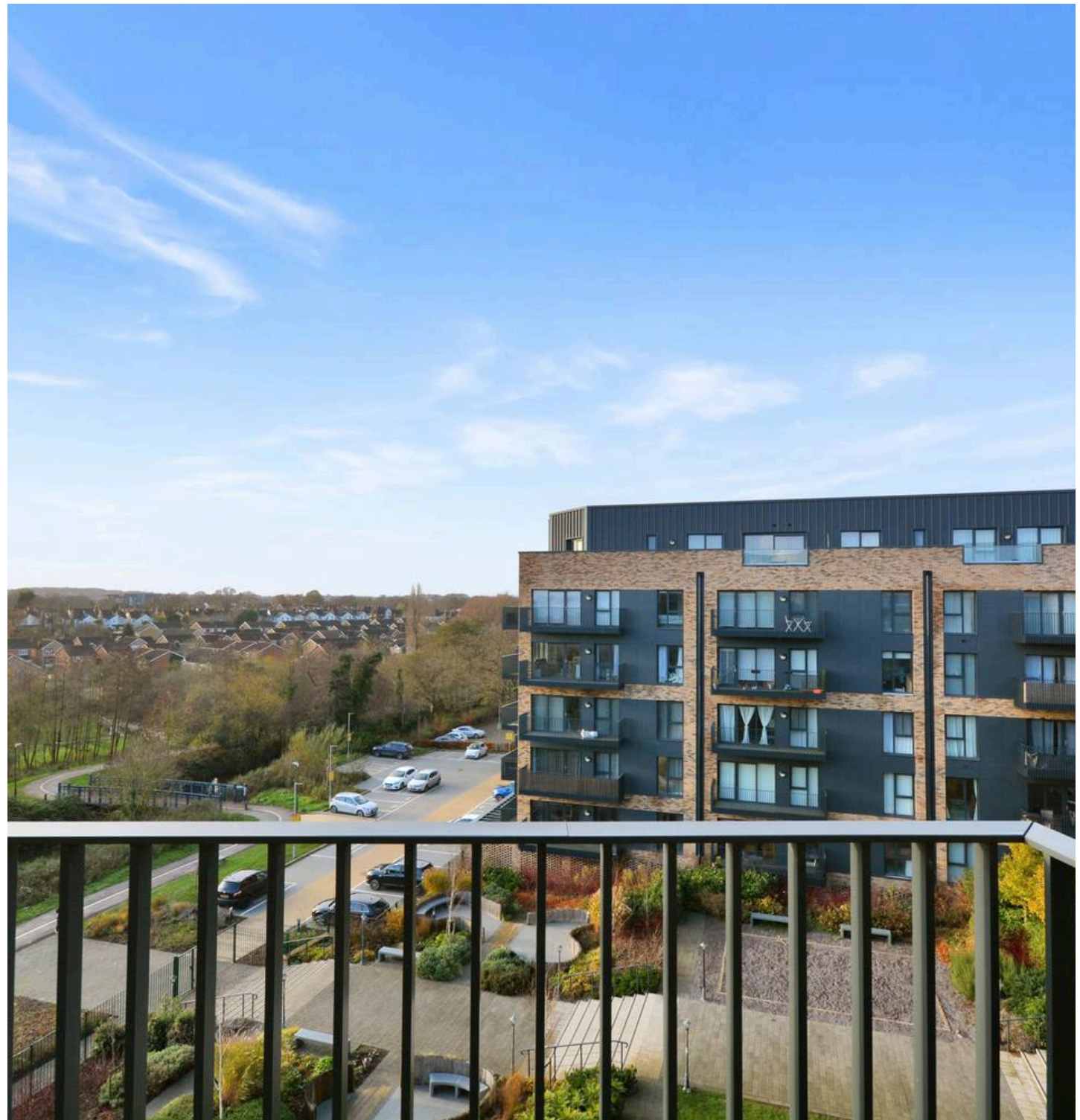
Another double bedroom, also looking out across the communal gardens and featuring an en-suite shower room.

En-suite Shower Room

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



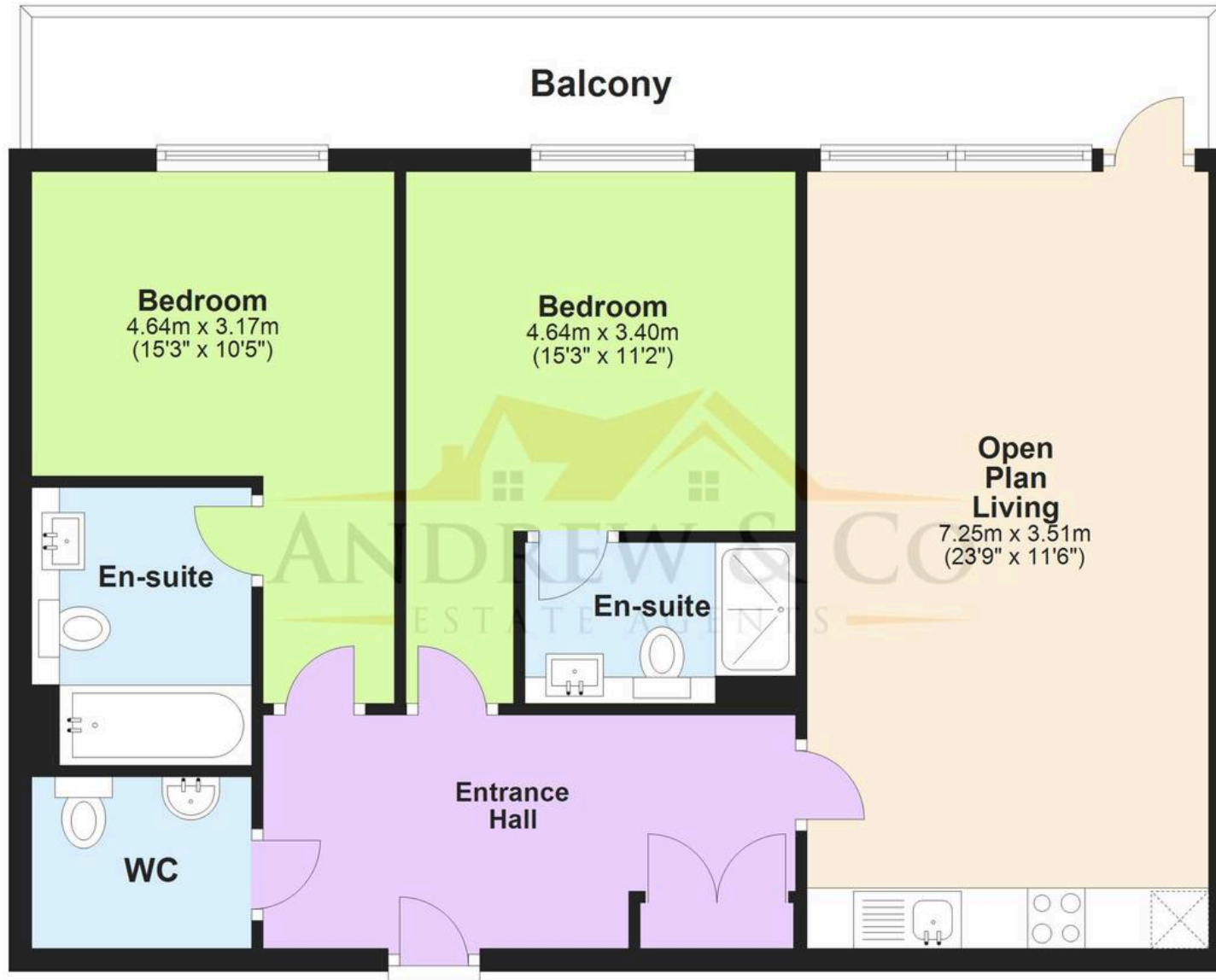
BALCONY





Fourth Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 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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