



162 George Street, Ashford

In Excess of **£300,000**

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Ashford, Ashford

Apartment's within Victoria Point present a wonderful opportunity to be within close proximity of everything Ashford has to offer; the International Station is on your doorstep, you can walk into the Town Centre in just a few minutes, Curious brewery is near on opposite and the Designer Outlet is just a brisk walk away.

Completed in 2021 (benefitting from the remainder of a 10-year warranty), this fourth floor apartment has lots to offer; each of the bedrooms enjoy a en-suite, the outlook is across the communal gardens and there is parking for 1 car within the underground car park.

All of the appliances are included within the kitchen (electric oven & hob, fridge/freezer, dishwasher and washing machine/dryer).

These apartments are well-suited for investment purposes for buy-to-let, being so close to the International Station, Town Centre & Designer Outlet the location is very much one of the most sought after positions within the Town. Currently, apartments in the building command rents in the region of £1450pcm, which presents a healthy 5% yield!

Council Tax band: C

Tenure: Leasehold



- Fourth floor apartment
- Two double bedrooms
- En-suites to both bedrooms plus a separate WC
- Balcony overlooking the central communal gardens
- Open-plan living room with kitchen
- 1 allocated space within the underground car park
- 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/drain. 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.

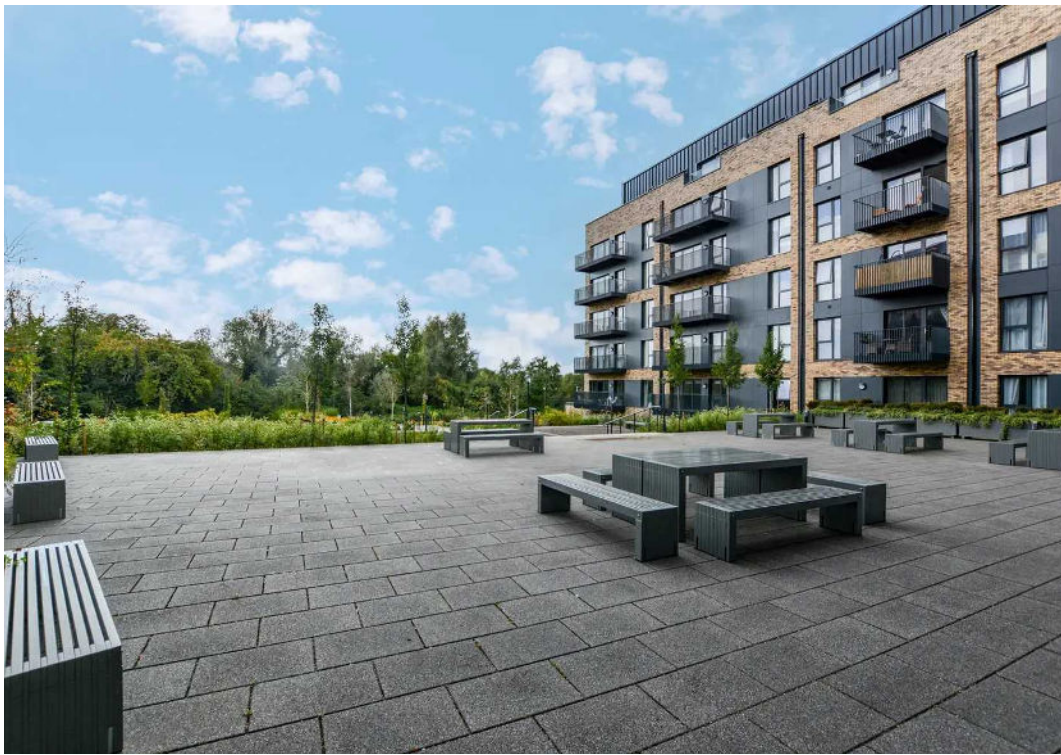
En-suite Shower Room

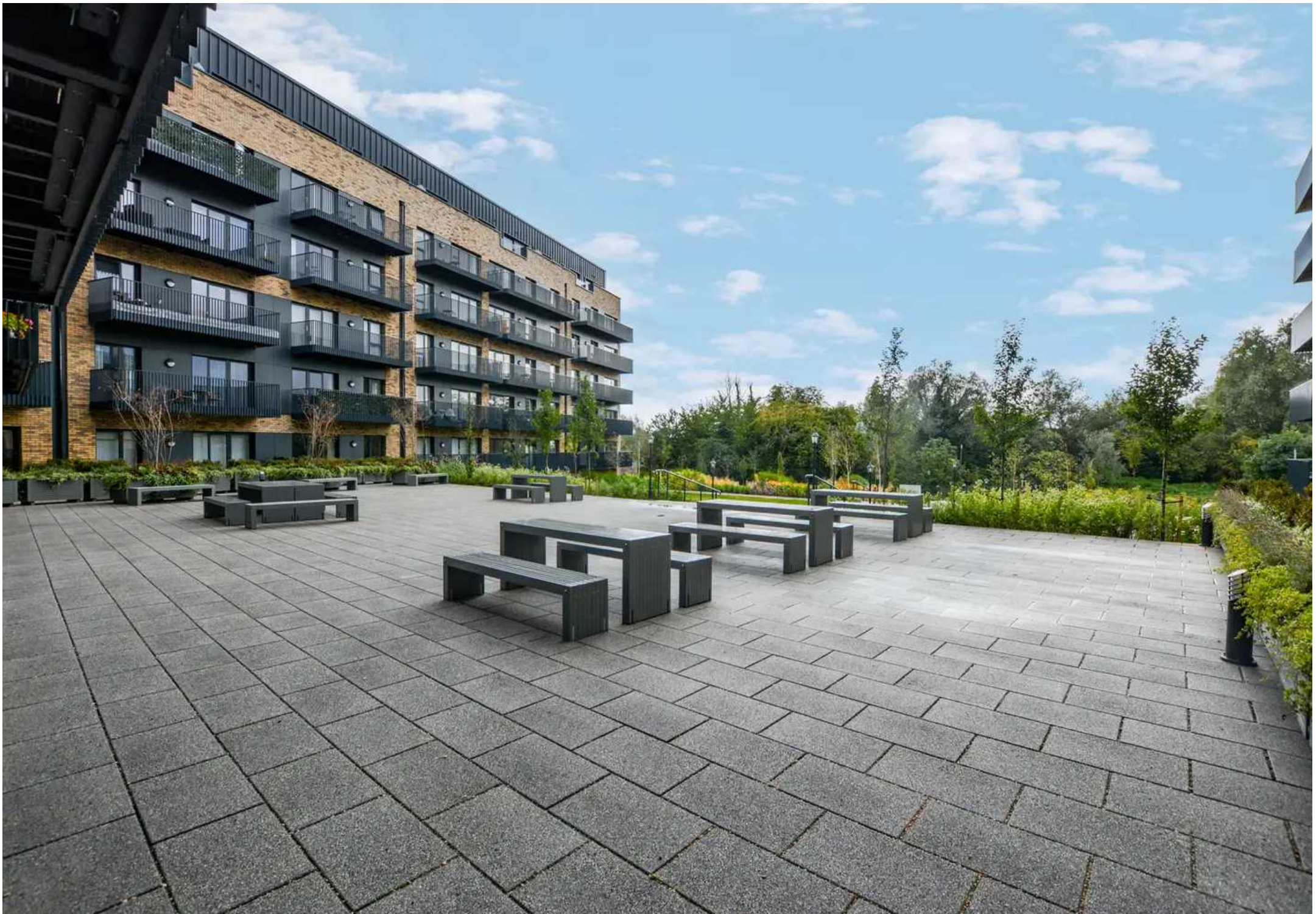
A modern shower room featuring a walk-in shower, WC and wash basin with vanity storage, partly tiled walls and towel radiator.

Outside**Balcony****Allocated Parking**

1 Parking Space



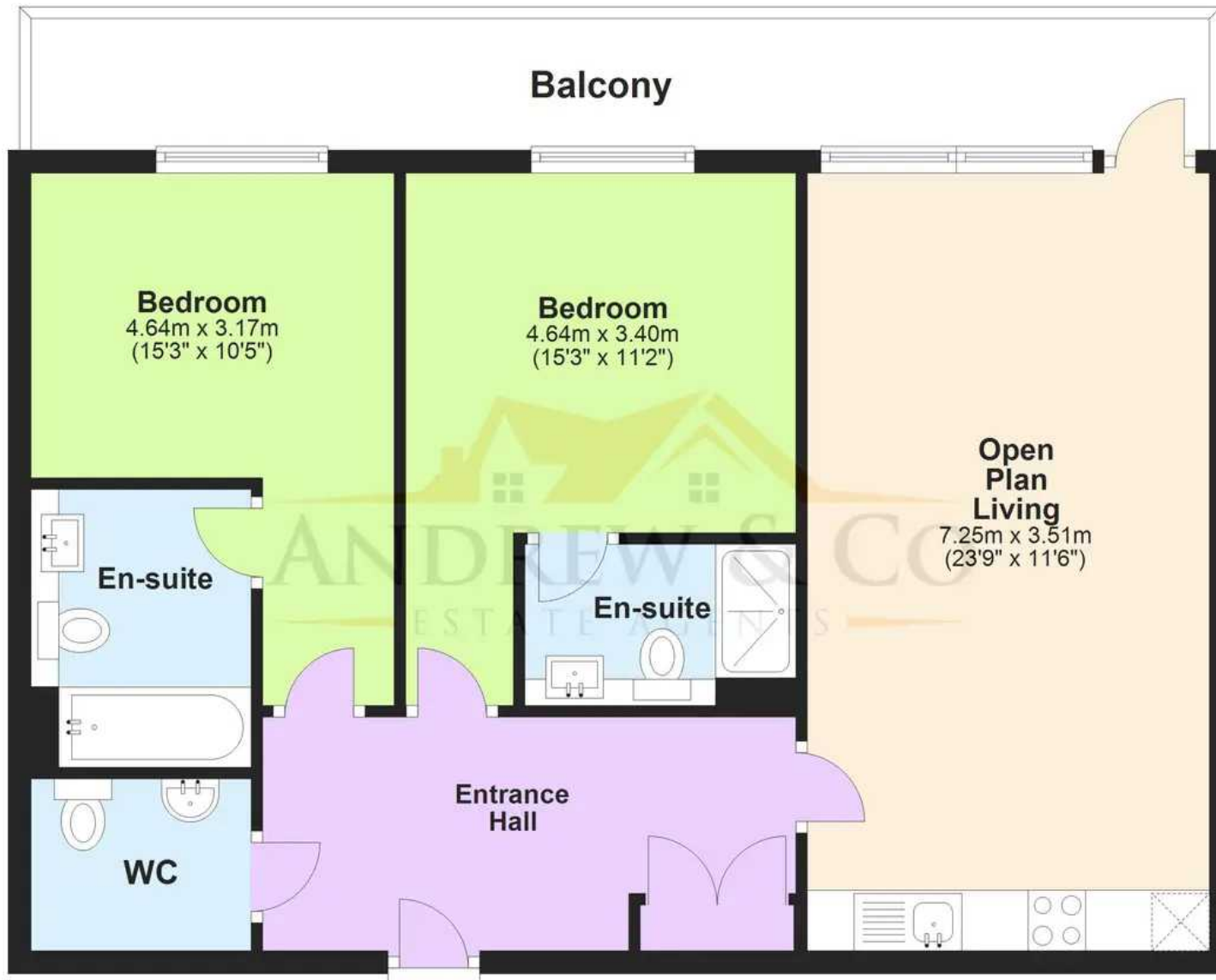






Fourth Floor

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.