



ANDREW & CO

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

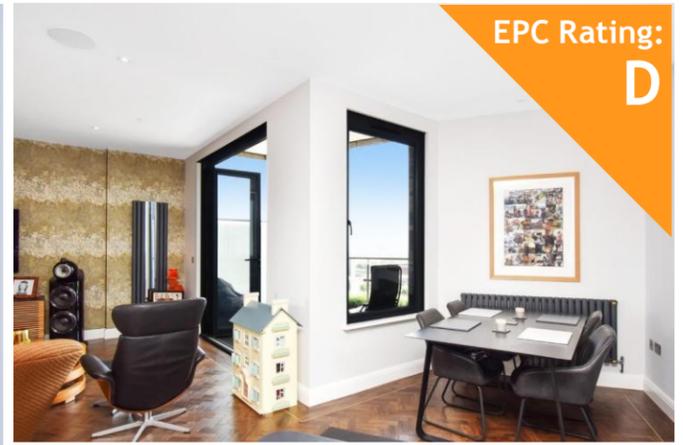


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Park Street
Ashford, TN24 8DF
Offers In Excess Of £375,000



EPC Rating:
D



This stunning one-of-a-kind penthouse apartment situated within an iconic building within the heart of Ashford is sure to leave you catching your breath. Having been completely refurbished throughout by the current owner this beautiful duplex apartment has been finished to such an exemplary standard.

Walk inside through the communal hallway where three lifts provide access to the upper floors. Taking the lift to the 8th floor will bring you up to where you can head inside.

Once inside you are immediately struck by the sense of space on offer, a total of 1383sqft make up the living accommodation, spanning two floors. High ceilings feature throughout this beautiful apartment where you will be stunned with high specification offered. The entrance hallway on the lower floor offers access into the bedrooms, family bathroom and is where the staircase leads to the upper floor. Beneath the staircase is a large walk-in cupboard where the hot water and

heating system controls are located, alongside plumbing and space for a freestanding washing machine. A 'Karndean' flooring has been laid to a 'Parque' design within the hallway whilst a thick piled carpet has been laid on the stairs.

The two bedrooms are of impressive sizes with the stand out feature within the master bedroom being the bi-folding doors leading you out onto the private terrace/balcony. Take in the breath-taking views across Ashford or watch as the sun rises early in the morning. A bespoke walk-in-wardrobe has also been fitted within the master bedroom. Bedroom two is just as impressive with a door providing access onto the terrace/balcony too, a hand-made fitted wardrobe has been installed whilst there is also the luxury of a high-specification en-suite shower room, comprising a walk-in shower, wash basin with vanity unit, wc, stylish towel rail and has been fully tiled and also boasts underfloor heating.

The family bathroom is located off the hallway, having been finished to the same exacting standards as the en-suite and comprising a bath, wash

- Stunning Penthouse Apartment
- Situated in the heart of Ashford
- 9 Minutes walking distance to Ashford International Station
- Secure underground parking

basin with vanity unit, wc, stylish towel rail and has been fully tiled and too benefits from underfloor heating.

Just like with the staircase a thick pile carpet has been laid to both of the bedrooms.

Taking the staircase to the first floor and you are sure to be impressed with the open plan living space. More bi-folding doors lead you out onto the second of the private terrace/balconies on offer. As with the lower floor, you'll experience Travertine tiled walls, composite decking and safety glass balustrading whilst enjoying the views presented across Ashford.

The main living space totals 550sqft of open-plan living, separated well into the three distinct spaces. The main living room comprises the majority of the space and is positioned to full appreciate the views through the bi-folding doors and over the terrace/balcony. A dining area is neatly positioned to one side whilst within another corner of the room is the modern fitted kitchen. Finished to a very high standard, the fitted kitchen comprises a high gloss exterior with granite worksurfaces, an inset under-slung sink, inset electric oven, electric hob and extractor hood, inset microwave oven, integrated fridge-freezer and built-in Miele dishwasher. Within the living room also is a useful storage cupboard. The entrance hallway of the upper floor also provides access into the communal hallway, where the lift access is available to the lower floors and you can also access the three roof gardens/terraces available to the residents. Off the hallway too is a cloakroom, finished to the same standard as the bathroom and en-suite and comprising a wash basin with vanity unit, wc and has been fully tiled with underfloor heating too. Throughout the whole of the upper floor, aside from the cloakroom, the same 'Karndean' flooring has been laid to a 'Parque' design. Decorated exemplary throughout and with stylish oak doors fitted this modern penthouse apartment is ready and waiting for its next owner.

Secure underground parking is available where you are entitled to park one vehicle. There is lift access from the underground parking directly to the 9th floor for ease. 24-hour security also provide a round-clock concierge service.



Tenure: Freehold

Local Authority: Ashford Borough Council