



# THE TRIANGLE

ASHFORD, KENT



# THE TRIANGLE ASHFORD, KENT

The Triangle, a new development for Ashford: **143 apartments** across three separate buildings built in triangular formation.

The Triangle is a striking development overlooking the River Stour and neighbouring Victoria Park in the boom town of Ashford, Kent. Ideally located and directly opposite Ashford's flagship leisure centre Elwick Place, the development is only a **5-minute walk from Ashford International Station**. Buyers can choose from studios, one, two and three-bedroom apartments with views over the river and parkland.

## Studio

From £190,000  
421 Sq Ft - £452 £psf

## 1 bed

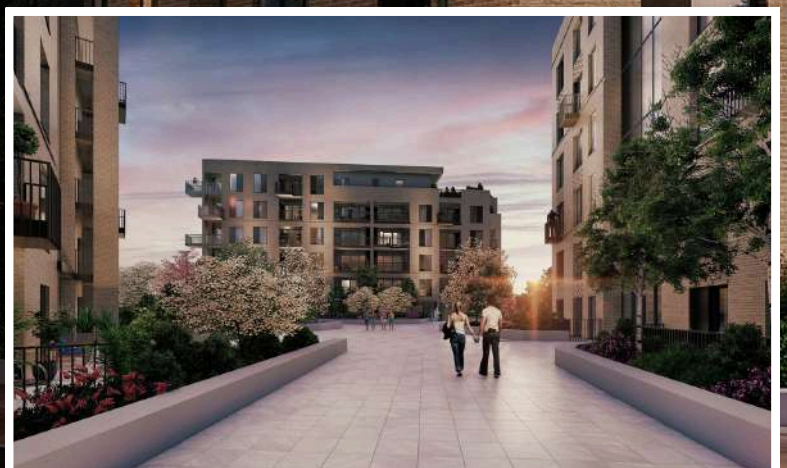
From £225,000  
577 Sq Ft - £390 £psf

## 2 bed

From £290,000  
667 Sq Ft - £433 £psf

## 3 bed

From £400,000  
998 Sq Ft - £379 £psf







## KEY FACTS

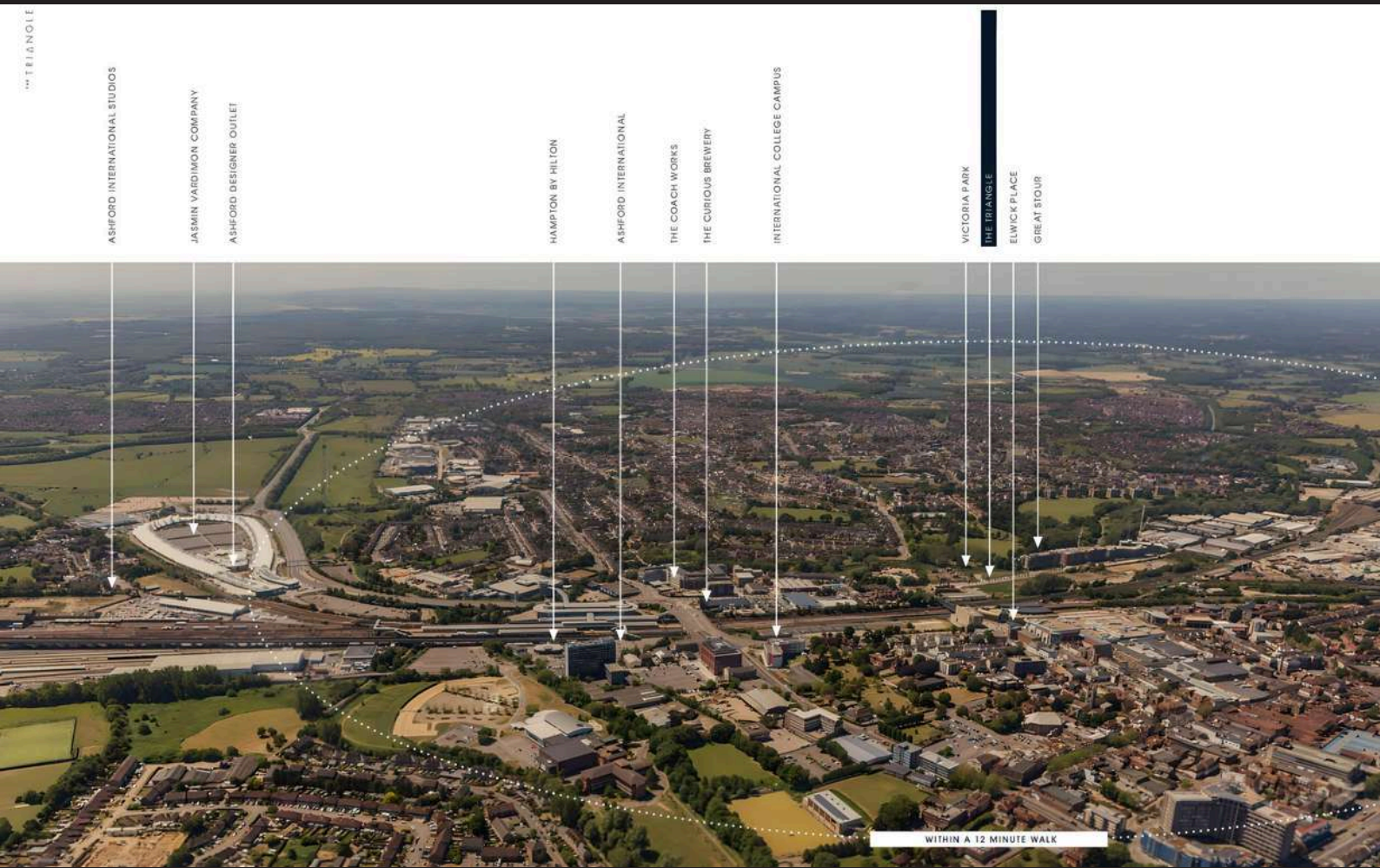
Developer:	Kings Crescent Homes
Address:	Victoria road, Ashford Kent
Estimated Completion:	Q1 – Q2 2024
Total Development:	143 Units
Parking:	£14,000 on selected units
Tenure:	999 year leasehold
Est. Service Charge:	£2.15 psf p.a.
Expected Yield:	Circa 6% gross
Building Warranty:	10 year warranty
Furniture Pack:	Available

# LOCATION THE TRIANGLE ASHFORD, KENT

Ashford is a large established market town in the county of Kent, 44 miles south east of London. Transformed by the UK's first high speed rail link, better known as the Channel Tunnel Rail Link, Ashford is a strategic terminus, carrying passengers and freight between the UK and continental Europe

It benefits from excellent road communications with the M 2 0 providing direct access to London and the national motorway network in the north via the M25. Subsequently, it has become Kent's #1 business location and its quick rail links into London – 29mins to Stratford International and 36 mins to St Pancras – have made it one of the UK's top places to live.

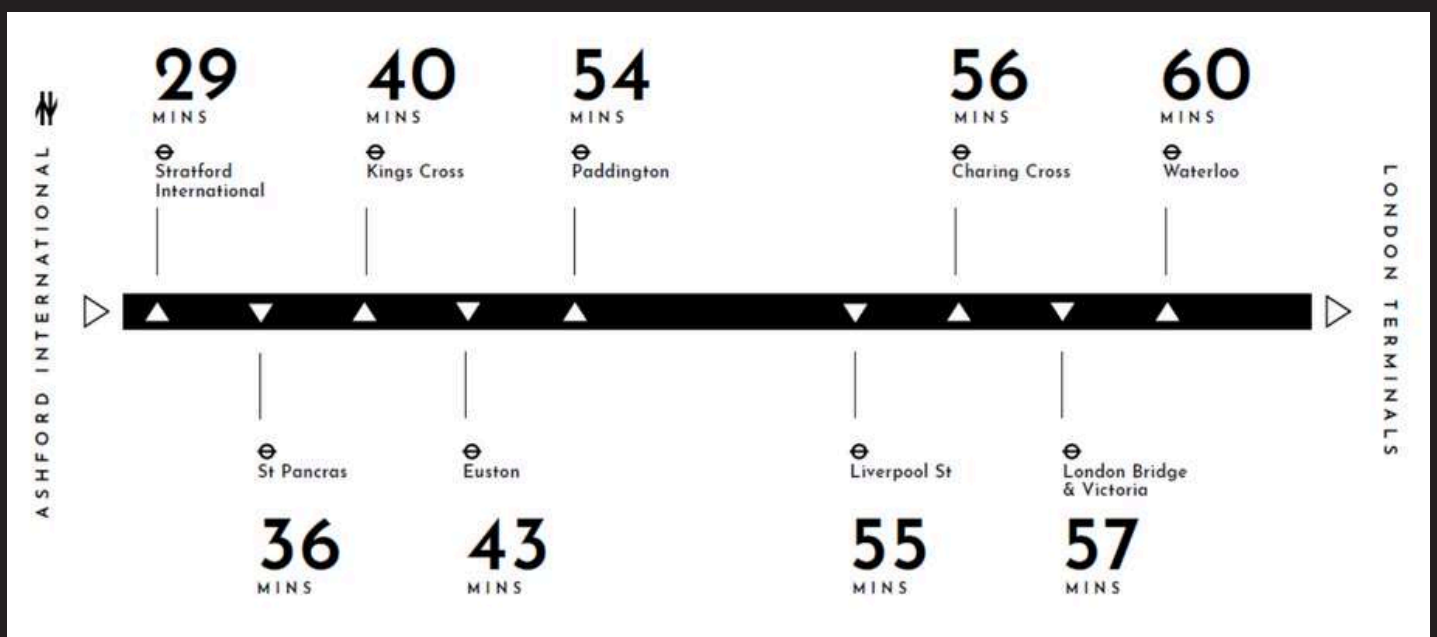
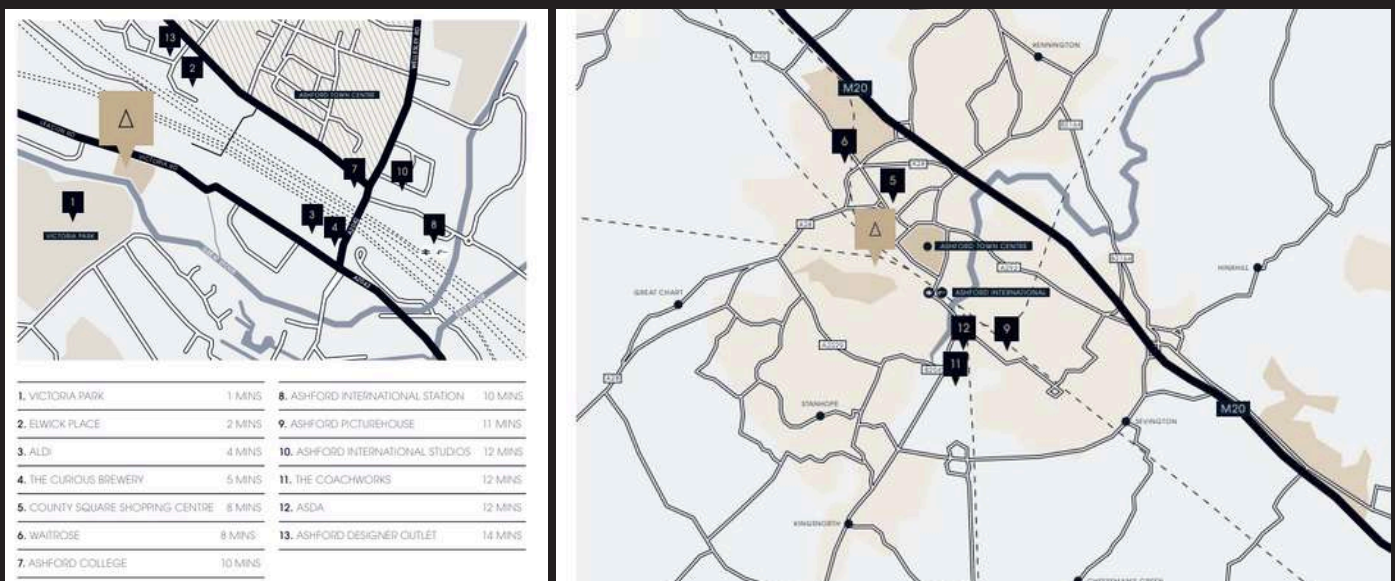
A major centre for European communications, Ashford also has a reputation for retail with the Richard Rogers Partnership designed Ashford Designer Outlet, which recently completed its £90million extension; 130 premium brands, restaurants and cafes that attract three million visitors a year. It is also set to become a major film production hub, with the approval of the Ashford International Studios application in July 2020.





# LOCATION THE TRIANGLE ASHFORD, KENT

The Triangle is perfectly placed, overlooking Victoria Park and the Great Stour River to the south for picturesque views, whilst being directly connected to the town centre via a footbridge to the north, gaining direct access to Elwick Place and also Ashford College. Every convenience is a short walk away, including Ashford International Station, the town's major retail canter – including the designer outlet village – and an array of supermarkets.



# WHY INVEST INTO ASHFORD



## THE STATS



THE TOTAL CHANGE HOUSE PRICES IN ASHFORD ARE – 16.5% FROM 2024-2028



OFFICE RENTS 73% LOWER THAN LONDON



19.9% RENTAL GROWTH IN ASHFORD FROM 2024-2028



EMPLOYEE COSTS ARE 28% LESS THAN IN LONDON



# DEVELOPMENT VIEW





# LIVING SPACE





# LIVING SPACE





# SPECIFICATIONS

## INTERIOR DESIGNED KITCHENS

- Gloss light grey (or similar) handleless cabinets
- Granite worktops, upstands and splashback behind hob
- Stainless steel sink
- Integrated Samsung (or similar) appliances – induction hob, fridge freezer and dishwasher. Washer dryer to be freestanding (if Samsung) or integrated similar brand.
- LED strip lighting under wall cabinets

## BATHROOMS AND ENSUITE

- Wood effect or similar basin cabinet with white basin and mixer tap
- Polished concrete style or similar ceramic wall and floor tiles – floor to ceiling in wet areas
- Dual flush soft close WC with chrome flush
- Shower head with rose head and hand shower in chrome
- Heated designer towel rail
- Granite worktops in selected bathrooms

## GENERAL

- Brushed stainless steel sockets and switches
- Varnished wooden premium apartment doors
- Designer stone windowsills

## SECURITY

- Secured gates at section entrances
- Digital access to main entry doors and gates
- Colour video access screens in apartment hallways
- Compliant smoke alarms
- Lockable letterboxes
- Secured bike storage
- Undercover car parking on allocated units

## FLOORING

- Oak effect flooring in living, hallway and kitchen areas
- Carpet in bedrooms
- Ceramic and/or porcelain tiled bathroom

## LIGHTING

- Recessed LED spotlights – brushed steel
- Brushed steel light switch and sockets
- Hanging pendants in selected rooms and over kitchen islands

## CARS/VEHICLES

- Undercroft and surface car parking allocated to some units
- Electric vehicle (EV) charging points
- Public car park adjacent to development with short term and annual permits available



# RESERVATION PROCESS

Reservation deposit £2,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

20% on Exchange minus the reservation fee paid, balance (80%) on Completion



## LEGAL INFORMATION

### Vendors Solicitor

Browne Jacobson- Simon Brooks, Senior Associate

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**W:** [www.brownejacobson.com](http://www.brownejacobson.com)



### Recommended Buyer's Solicitor

Bucksford Law Ltd

**T:** +44 (0) 1233 527690

**W:** [www.bucksfordlaw.co.uk](http://www.bucksfordlaw.co.uk)



### Recommended Buyer's Solicitor

ESN Solicitors

**T:** +44 (0) 1213 777773

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## LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management

Register for Letting and Management on reservation to benefit from preferential rates.



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**E:** [lettings@redstoneproperty.co.uk](mailto:lettings@redstoneproperty.co.uk)