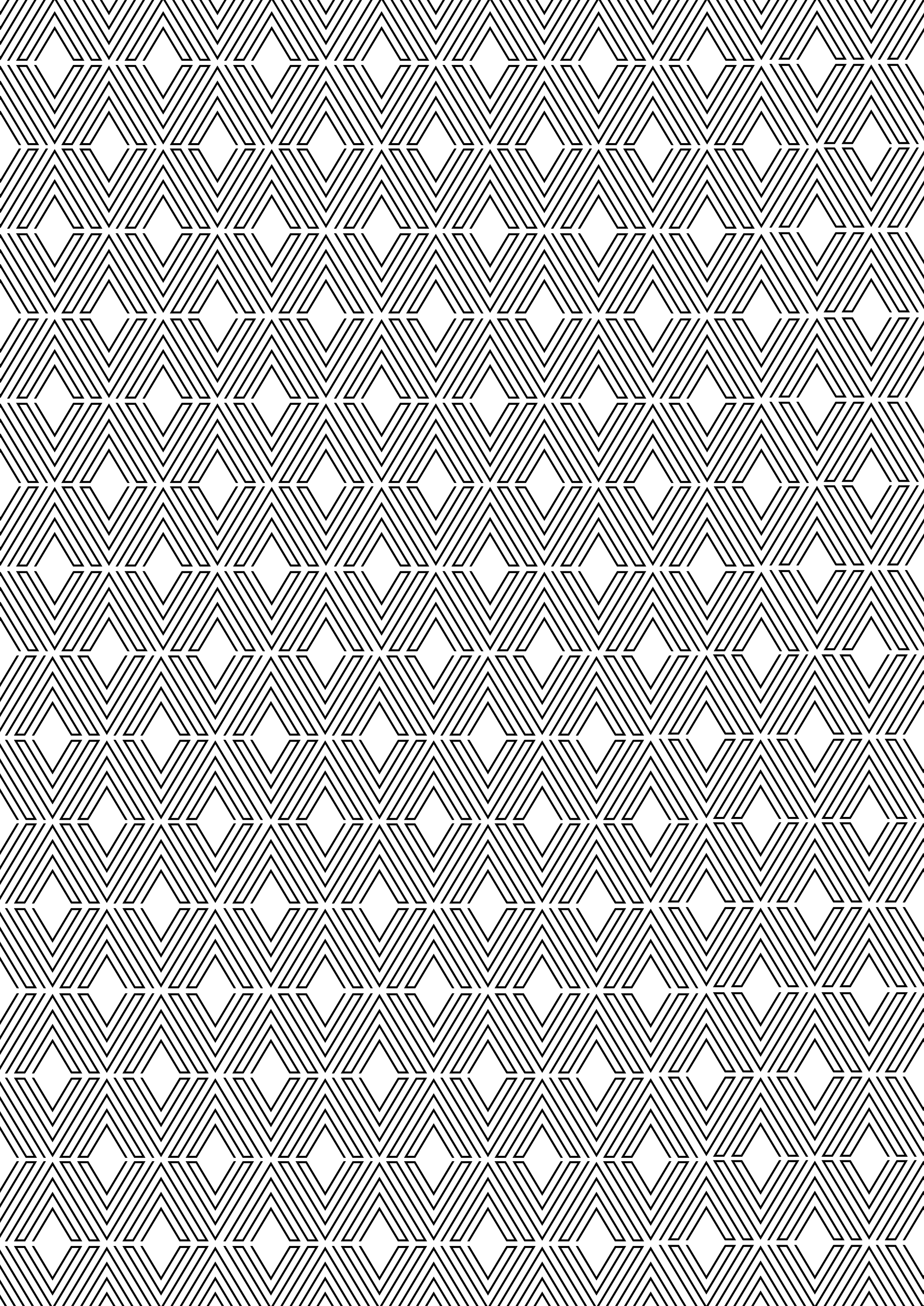




VICTORIA

P O I N T

A S H F O R D K E N T



VICTORIA
POINT

THE ULTIMATE ADDRESS

Victoria Point is a once in a lifetime opportunity. An exemplary scheme of 216 residences, meticulously designed and luxuriously appointed. It delivers an exceptionally modern and sophisticated way of life.

Located in the heart of Ashford, close to Ashford International Train Station, it's a place from which to experience some of the finest capital cities in Europe.

A place where the past, present and future merge magically.

The ultimate address, with enviable convenience and unrivalled connectivity. A bright new chapter for Ashford, welcome to Victoria Point.

♦♦♦♦♦♦



VICTORIA
POINT

ASHFORD

RICH HISTORY EXTRAORDINARY FUTURE

Ashford has a story all of its own.
It's a story about growth and reinvention.
How making the most of rich resources,
location and opportunity has made Ashford
one of the UK's top fifty places to live and
Kent's number one business location.

It's an on-going success story and we think
you should be part of its future.

◆◆◆◆◆



WELCOME TO THE

GARDEN OF ENGLAND



VICTORIA
POINT

KENT

EVERY SIDE OF LIFE

The county of Kent is a one in a million location.
A place truly unspoilt by progress Kent has it
all in abundance.

With its enticing mix of country, coast and city living,
Kent is a rare blend of ancient and modern,
natural and luxurious, individual and international.

With the Kent Downs as a stunning backdrop
and all of life's luxuries on your doorstep, your well-being
will thank you for choosing to call this place home.

♦♦♦♦♦♦♦♦




VICTORIA
POINT



COUNTRY COAST CITY

COUNTRY

QUALITY OF LIFE

Nature changes the way you feel and Victoria Point is right at the heart of a natural masterpiece.

But it's not all about idyllic landscapes. This is a point where history, commerce and culture meet. There are thriving market towns, illustrious chefs, history-rich villages, designer fashion and superb local vineyards. An indulgent, tasteful mix of the best of everything.

If you want it all, then Victoria Point is the perfect place to be.

♦♦♦♦♦♦♦♦



VICTORIA
POINT



VICTORIA
POINT

VICTORIA
POINT

COAST

UNIQUELY BRITISH

One of many benefits of living in Ashford is that there's plenty of glorious getaways nearby. Quaint seaside towns such as Hythe and Dymchurch are within easy reach.

A good place to escape to is the mostly unspoilt Camber Sands. Part of a natural conservation area it's popular for wind and kite-surfing and is just a 20 mile car journey away from Ashford.

Also not far are the majestic White Cliffs of Dover (35 minutes drive). An iconic, National Trust landmark they have so much to offer; stunning views, serene walks and a plethora of wildlife.

Peace and quiet, adventure and discovery,
it's all accessible from Victoria Point.

◆◆◆◆◆◆◆◆



VICTORIA
POINT



VICTORIA
POINT

VICTORIA POINT

CITY

GATEWAY TO EUROPE

With its close proximity to London and continental Europe Ashford is Kent's international gateway. Well connected and enterprising - it's a town embracing growth.

A mere 36 minutes from London St Pancras by train and less than 2 hours from Brussels and Paris by Eurostar, it's Ashford's excellent transport links that make it such an attractive town in which to live. Victoria Point is under a mile from Ashford International Train Station and 4.5 miles from the M20, giving you quick access to the M26, M25 and M23. London airports, including Stansted, Gatwick and Heathrow, are all within 90 minutes drive, offering connections to Europe and beyond.

♦ ♦ ♦ ♦ ♦





36

MINUTES BY
RAIL TO
ST. PANCRAS
AND THE CITY
OF LONDON
FROM ASHFORD
INTERNATIONAL

♦♦♦♦♦



VICTORIA
POINT

VICTORIA POINT

LONDON

29
MINS

⊖
Stratford
International

40
MINS

⊖
Kings Cross

54
MINS

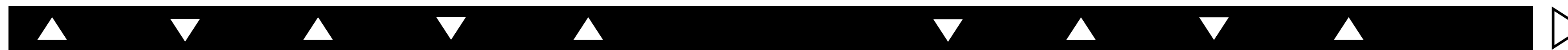
⊖
Paddington

56
MINS

⊖
Charing Cross

60
MINS

⊖
Waterloo



⊖
St Pancras

36
MINS

⊖
Euston

43
MINS

⊖
Liverpool St

55
MINS

⊖
London Bridge
& Victoria

57
MINS

ASHFORD INTERNATIONAL

LONDON TERMINALS

* Source Google / London Underground



Ashford International

Arrivals Arrivées
Cash machine
Distributeur de billets

VICTORIA
POINT

Ashford International

ST PANCRAS
STATION

1hr

52 MINUTES
TO PARIS
BY EUROSTAR
FROM ASHFORD
INTERNATIONAL

♦♦♦♦♦♦



VICTORIA
POINT

VICTORIA POINT

THE WORLD



▼ European Destinations

By Eurostar from Ashford International Train Station

Lille	58mins
Brussels	1hr 39mins
Paris	1hr 52mins
Amsterdam	4hrs 14mins

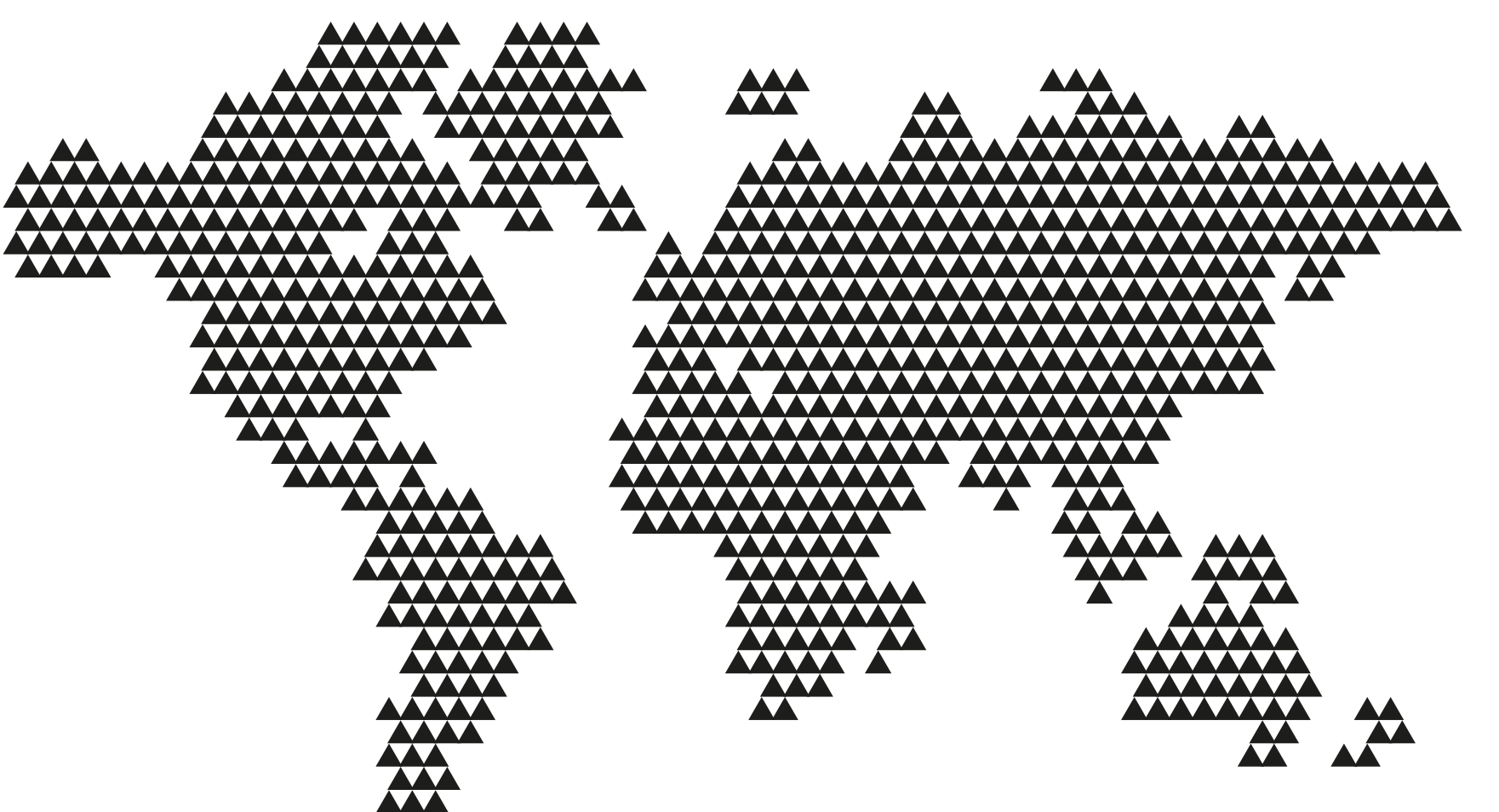
* Source Eurostar / Google



▼ International Airports

London airports by road from Victoria Point, Ashford

Gatwick - LGW	1hr 2mins
City Airport - LCY	1hr 18mins
Heathrow - LHR	1hr 22mins



13

MILES

by road to the Channel Tunnel from Ashford

10

£ MILLION

investment in improvements to Ashford International Train Station in 2018

37

EUROSTAR

European departures per week from Ashford International Train Station

180

DESTINATIONS

in over 90 countries accessible from Heathrow Airport



VICTORIA POINT

ALL OF ITS OWN

Victoria Point is at once distinctively its own, and unmistakably part of Ashford.

Beautifully appointed throughout, it delivers all the requirements for contemporary, luxury living. The architecture is refined and unified by a sensitive masterplan. Informed by local history with state-of-the-art design, it's an exceptional place to live and luxuriate.

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

◆ View of rear of Victoria Point, VP II

High quality architecture, which responds to the local vernacular and the wider context of the developing face of Ashford town centre. The design is aesthetically striking and is home to bespoke designed apartments which reflect the buildings bold appearance. Subtle changes in brickwork, large glazed features, a set-back penthouse level and extensive landscaped spaces all contribute to this exciting new development.



◆ View of Victoria Point from George Street

Victoria Point benefits from a secure gated underground car park and dedicated secure bicycle storage. Additional parking is provided in the form of a riverside car park, closely linked to the landscaped gardens and river walk which become a focal point for leisure and relaxation within the development.



HOME TO LUXURY

Victoria Point is a sumptuous sanctuary where no detail is overlooked. Tranquillity and a sense of privacy envelopes you upon entering the development. A welcoming concierge ensures discretion and personal attention at all times.

Overlooking the landscaped gardens, the residents lounge is an exclusive shared space facilitating informal meetings between residents and their guests in a luxurious environment. A variety of bespoke planned spaces have been tailored towards relaxing, greeting and entertaining. The permeable boundary between the residents lounge and the landscaped courtyard creates strong visual and physical connections between inside and outside spaces.

It's a five star experience designed around you and it's the perfect retreat to escape to.

♦ ♦ ♦ ♦ ♦

VICTORIA
POINT



◆ Ground Floor Residents Lounge









VICTORIA POINT

A STELLAR SETTING

Victoria Point's green spaces are peaceful havens for residents and their guests. Alluring open courtyards and intimate tranquil enclaves. This is a place defined as much by its landscape as its buildings.

All apartments benefit from private amenity space in the form of either balconies or terraces, which have views over the landscaped courtyard or the River Stour. Penthouse suites also benefit from roof gardens with large sliding doors to maximise the feeling of space and freedom of the private outside environment.

A perfectly constructed work life balance with a true sense of calm, community and belonging.

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦





◆ Bird's eye view of Victoria Point from the south east



VICTORIA
POINT



THE FINER POINTS

Victoria Point is a statement of individual quality and irrepressible style. Elegance of design, accuracy of detail, beautiful natural materials. Every element is rigorously considered and expertly crafted.

The overall feeling is one of unrelenting sophistication and tasteful indulgence.

♦ ♦ ♦ ♦ ♦



VICTORIA POINT



◆ Bathroom, Apartment 11



◆ Bathroom and bedroom, Apartment 11





ALLURING

ASHFORD



VICTORIA
POINT



VICTORIA POINT

ESCAPE

THE ORDINARY

At Ashford the old and new join together in perfect harmony.
Contrasts combine to create exquisite experiences that
enrich and enthrall.

Serious shopping, modern dining and celebrity designed
golf courses sit amidst scenery dotted with great estates,
hop fields, vineyards and orchards. Rural charm meets a
continental, contemporary lifestyle.

History. Culture. Commerce.
There's countless compelling reasons to want
to make Ashford and Victoria Point home.

♦ ♦ ♦ ♦ ♦

34%

LOWER HOUSE
PRICES THAN
GREATER
LONDON

A LONDON LIFESTYLE
WITHOUT THE COST

Source: www.northwooduk.com

◆◆◆◆◆◆◆◆


VICTORIA
POINT

VICTORIA POINT

LIFE

LESS ORDINARY

One of the UK's top fifty places to live and Kent's number one business location, Ashford delivers on all fronts. Surprising heritage, superior retail and leisure, stimulating outdoor activities and reviving spas. Ashford is a truly rewarding existence.

Nearby is Godinton House - one of Kent's finest historic estates. To eat in style choose from classy cooking at the Secret Garden or a number of esteemed Michelin-starred establishments.

For country house luxury try Eastwell Manor or recharge at the London Beach Hotel, Spa and Country Club. Sample premium wines at world-class vineyards such as Biddenden and Chapel Down Winery.

There are plenty of reasons to go out and get active. Exhilarating walks in areas of outstanding natural beauty, iconic cycle rides along the Tudor Trail or try a chilled out round of golf on one of the many renowned courses. Ashford absolutely spoils you.



70

OVER 70 STORES
FROM BARBOUR TO
MOLTON BROWN,
ALONG WITH
12 RESTAURANTS
RIGHT ON YOUR
DOORSTEP

MARTHURGLLEN
DESIGNER OUTLET



VICTORIA
POINT



VICTORIA POINT

GOING

PLACES

It's not just the past where Ashford excels, it also delivers a desirable modern, urban lifestyle. Business and leisure are at the forefront of its ongoing transformation, revitalising the landscape and providing a wealth of new attractions and opportunities.

With the arrival of Ashford International Train Station, the town has blossomed into a lively commercial centre. With investment and expansion planned for the station and surrounding areas Ashford is building on its bustling continental atmosphere and is expected to double in size over the next 25 years.

A plan for a new Commercial Quarter will become a catalyst for future economic growth. With a focus on the digital and technology industries this ambitious business hub will ensure Ashford's well placed for future generations.

The town centre will also be revolutionized by Elwick Place, a six screen boutique cinema with a hotel, restaurants and events spaces. Alongside this, there's a £90 million extension planned for the McArthurGlen Designer Outlet proving once again Ashford's fashioning itself a bright future.

Source: www.ashfordfor.com/spacetogrow

◆◆◆◆◆

“ASHFORD IS
GOING PLACES
AND NOW'S THE
TIME TO GET
INVOLVED.”

COUNCILLOR GERRY CLARKSON,
LEADER, ASHFORD BOROUGH COUNCIL



INVEST IN ASHFORD



9,600

JOB OPPORTUNITIES
WILL BE CREATED IN
ASHFORD OVER THE
NEXT 10 YEARS



2018

WILL WELCOME
ELWICK PLACE. A
NEW MULTI-SCREEN
CINEMA, HOTEL,
RESTAURANTS AND
EVENTS SPACE



£85M

INVESTMENT
PLANNED FOR
DEVELOPMENT
WORK ON M20



11.2%

GROWTH IN RENTAL
VALUES FORECAST
OVER THE NEXT
5 YEARS



£519M

INVESTMENT IN
DEVELOPMENTS IN
ASHFORD TOWN
CENTRE OVER THE
NEXT 5 YEARS



153

MILES OF
OUTSTANDING BEAUTY
TO BE DISCOVERED
ON THE NORTH
DOWNS WAY



36.4%

OF THE POPULATION
WITHIN 15 MINS
CATCHMENT OF
ASHFORD TOWN
CENTRE EARN MORE
THAN £40,000
PER YEAR



1ST

VICTORIA POINT
IS THE FIRST
DEVELOPMENT OF
ITS TYPE IN PLANS
FOR OVER 7,000 NEW
HOMES IN ASHFORD



10%

ASHFORD HAS
SEEN EMPLOYMENT
GROWTH OF ALMOST
10% SINCE 2011



100,000

SQ.FT OF ADDITIONAL
RETAIL SPACE
PLANNED FOR THE
MCARTHURGLEN
DESIGNER OUTLET
EXTENSION



60

MILLION VISITORS
TO KENT PER ANNUM,
GENERATING A
£3.6 BILLION
VISITOR ECONOMY



590K

SQ FT OF OFFICE
SPACE PROPOSED
IN COUNCIL'S
NEW COMMERCIAL
QUARTER



VICTORIA
POINT

LOCAL DEVELOPMENT

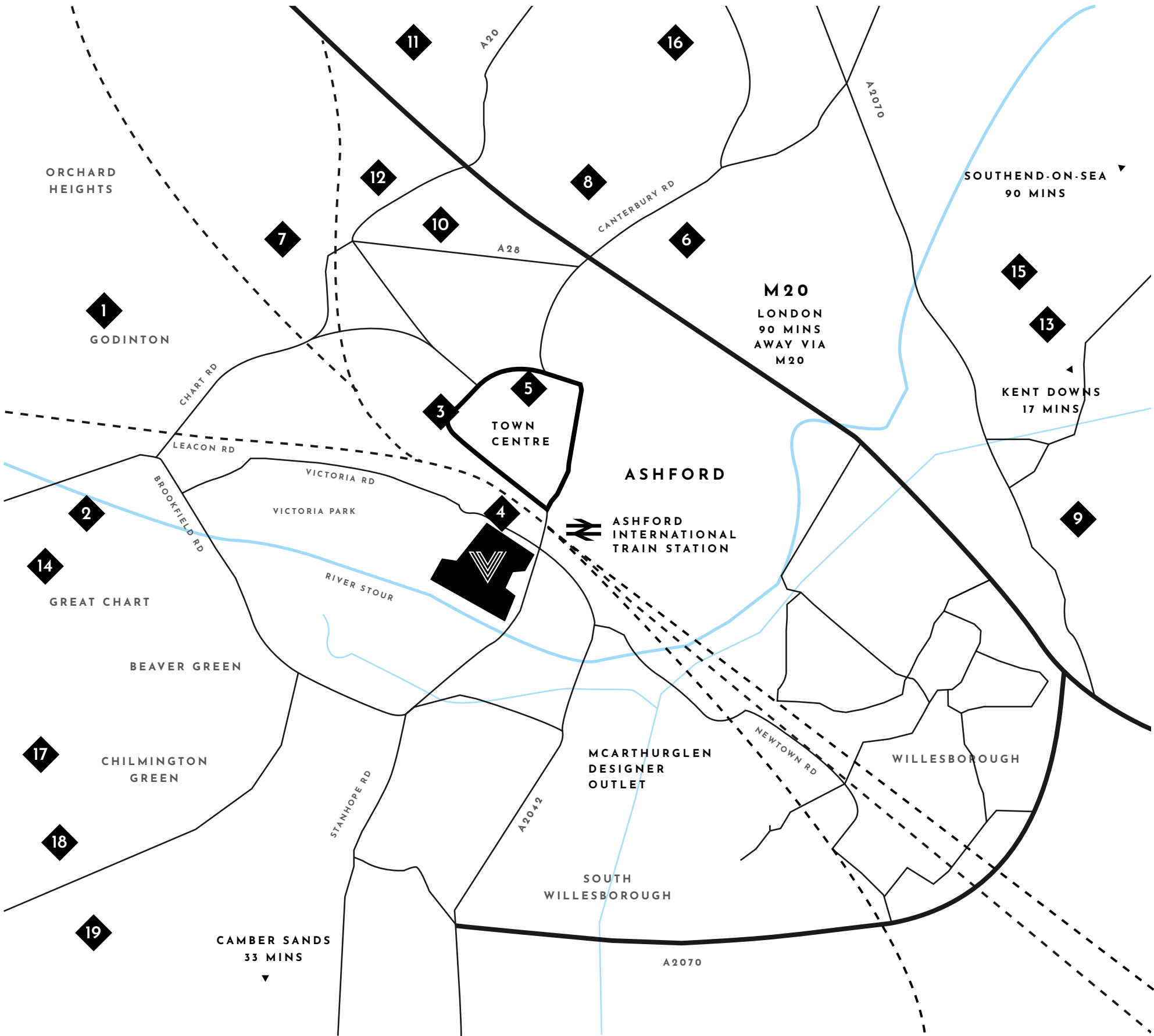
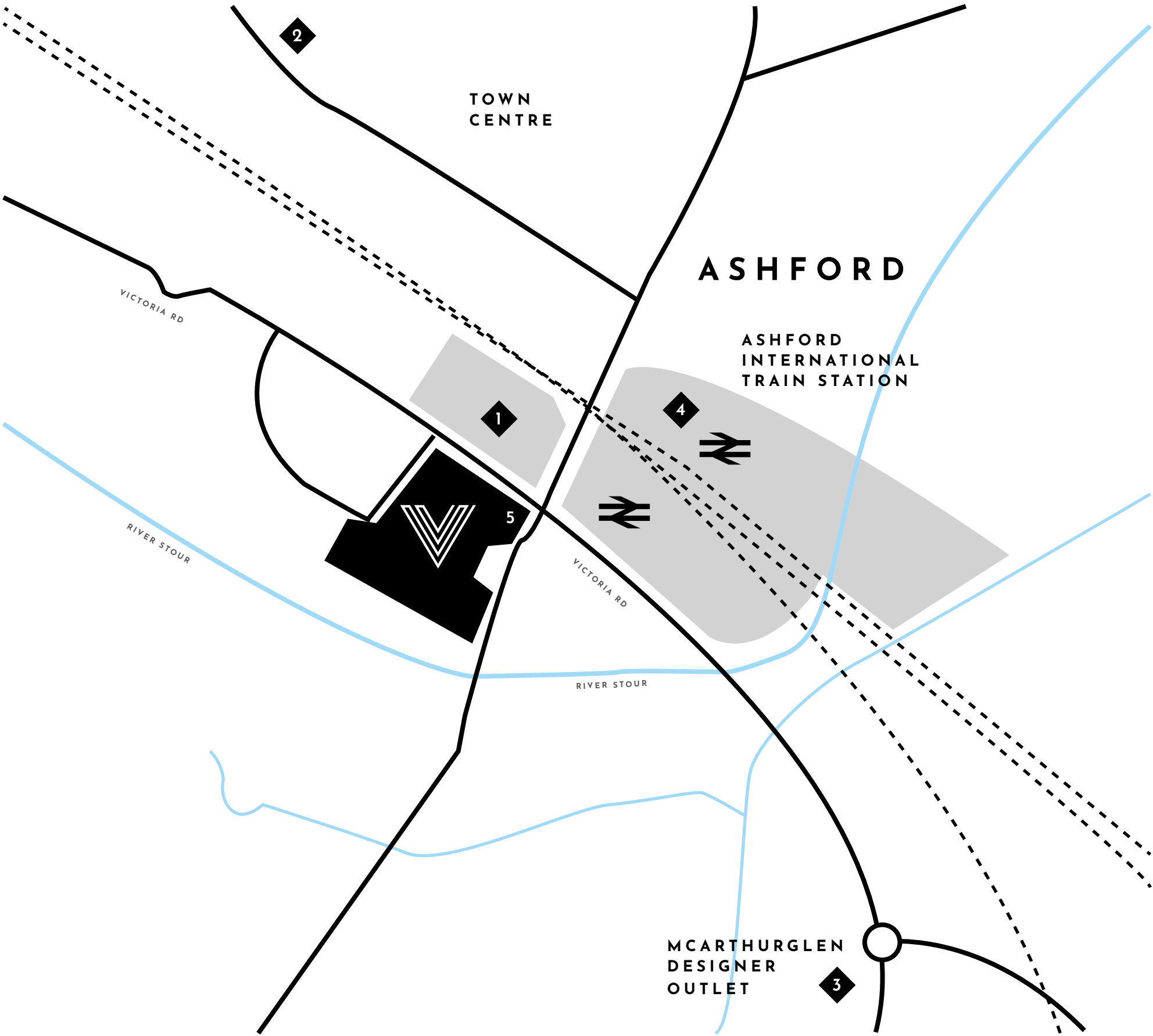
- | | |
|--|--|
| 1 The Curious Brewery
Opening 2018 - Brewery destination and eating venues | 4 Ashford International Train Station
£10 million project to prepare the station for high speed e320 Eurostar trains |
| 2 Elwick Place
6 screen picture house cinema, restaurants and hotel | 5 New 120 bed hotel |
| 3 McArthurGlen Designer Outlet
£90 million extension planned with extra 50 retailers and food and beverage outlets | |



VICTORIA
POINT

LOCAL AMENITIES

- | | |
|--|---|
| 1 Godinton House and Garden | 11 Ashford Golf Club |
| 2 Great Chart Cricket Club | 12 John Lewis at Home |
| 3 County Square Shopping Centre | 13 Conningbrook Lakes Country Park |
| 4 The Curious Brewery | 14 Blue Barn Equestrian Centre |
| 5 Ashford Borough Museum | 15 Julie Rose Stadium |
| 6 Ashford Rugby Football Club | 16 Eastwell Manor |
| 7 Waitrose | 17 Biddenden Vineyards |
| 8 Bannatyne Health Club & Spa | 18 Chapel Down Winery |
| 9 William Harvey Hospital Ashford | 19 Green Farm Barn & Spa |
| 10 Ashford International Hotel | |



- County Square Shopping Centre
- Ashford Town Centre
- Ashford School
- Links to London and the south coast via M20
- Ashford College
- The Stour Centre
- Proposed site for Curious Brewery
- Ashford International Train Station
- Wye National Nature Reserve
- Access to the Kent Downs
- Eurostar travel to Paris, Lille, Brussels and others
- McArthurGlen Designer Outlet
- Coast and seaside towns



SITE OVERVIEW

Victoria Point
Victoria Road
Ashford
Kent
TN23 7RP



SPECIFICATION

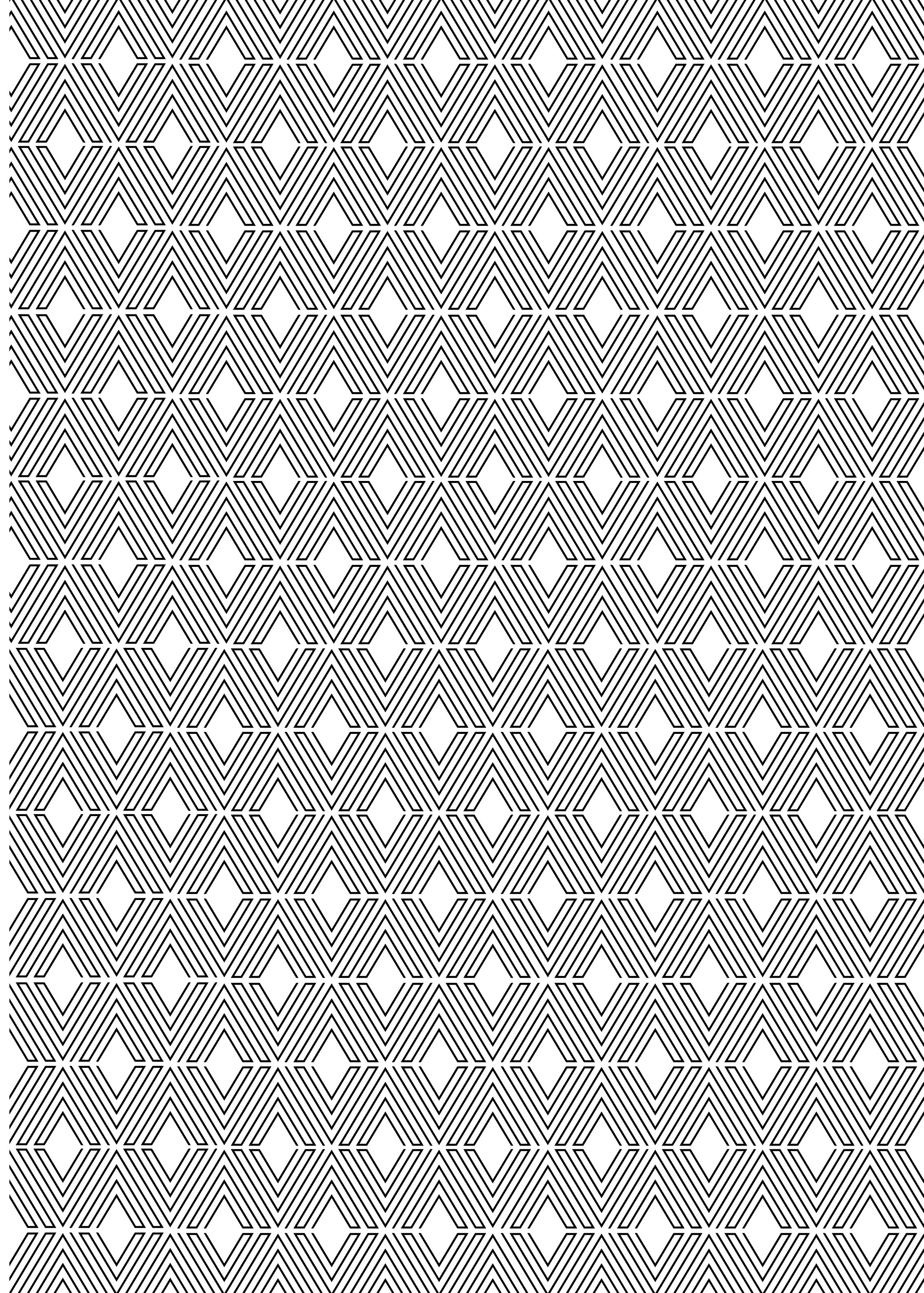
Services	All mains services connected.
Heating and hot water	Gas heating provided via a central plant boiler system and metered in every apartment via a heat exchange unit.
Electrical	Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.
Kitchen	Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer and integrated washer/dryer in all apartments (integrated dishwasher optional).
Sanitaryware	Duravit sanitaryware and Hansgrohe, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.
Doors	Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.
Skirting and architrave	Pencil round skirting and architrave finished in white egg shell paint.
Decoration	White emulsion paint to all plastered walls and ceilings.
Ceramic tiling	Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.
Flooring	Carpets in bedrooms and laminate throughout other than in wet areas.
Door entry	Keypad entry with intercom access from apartments.
TV distribution	Digital aerial and signal distribution to TV point in each apartment.
Telephone and data	Telephone and data cable to a single outlet in each apartment.

Disclaimer: VW Ashford LLP and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and VW Ashford LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.





VICTORIA

P O I N T



Elevate Property Group
www.elevatepropertygroup.co.uk
0121 272 5729

INVESTIN PLC

Investin Plc
www.investinplc.com
0203 675 4000