Sir Henry Brackenbury Road, Repton Park

Offers in region of: Asking Price £190,000

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HERE TO GET *you* THERE

Open plan living at it's finest in our opinion! A purpose built two bedroom, 1st floor apartment set within the popular Repton Park development located just a short walk from Waitrose, also only a short 25 minute walk (approx) to Ashford International Station, ideal for commuters! Look no further, as this two bedroom apartment with a superb open plan lounge/diner, a must view!

As you walk into the apartment, you'll find yourself within a handy hall, a fantastic place for you to utilize for storage, ideal to kick off your shoes and hang up your coat after the long day. Once your settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner, the real hub of the home! The kitchen is well laid out, with plenty of work top space and room for those essentials too! The lounge and dining space are complimented well by the large windows that the apartment offers, allowing light to enter the wonderful open space.

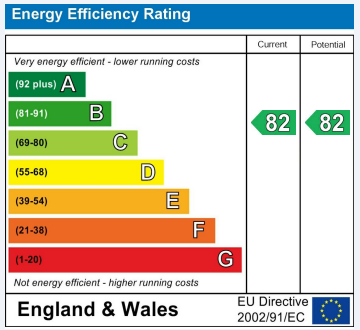
The hall gives access to both, the second and master bedroom with both bedrooms being equally generous in floorspace, ideal for free standing furniture, both boasting built in cupboards too. Located opposite both bedrooms is a large handy storage cupboard - a must for properties nowadays! There is also a large bathroom that services bedrooms one & two, which is a spacious three-piece suite with shower over bath attachment as well as wash hand basin & w/c. The flat also boasts from an allocated space.

The home is situated within an envious spot within the popular Repton Park development, which is approx. 2 miles to the north west of Ashford`s Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancreas and the Continent. Externally is a allocated parking space, as well as plenty of visitor bays within walking distance.

- **1st Floor, 2 Bedroom, 1 Bathroom Apartment - Repton Park**
- **Current rental income - £1,150 pcm for investment buyers**
- **A large, principal bedroom with 2 sets of fitted wadrobes**
- **Family bathroom servicing both beds, with shower over bath**
- **Council Tax Band: B - EPC Rating: B (82) - Lease length: 133 remaining; Inst: 2009.**
- **Sold with no onward chain complications - Ready to move into!**
- **Generous, Open plan 'hub' Kitchen/diner & lounge**
- **Large 2nd double bedrooms/generous office**
- **Allocated parking space + Visitor bays within the area**
- **Ground rent: £300 per annum - Service charge £2,240 per annum**

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the 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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

ur property, please email the team with your property details, contact information and the times you are available.

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