

HUNTERS[®]

HERE TO GET *you* THERE



Sir John Fogge Avenue, Repton Park

Asking price: £235,000



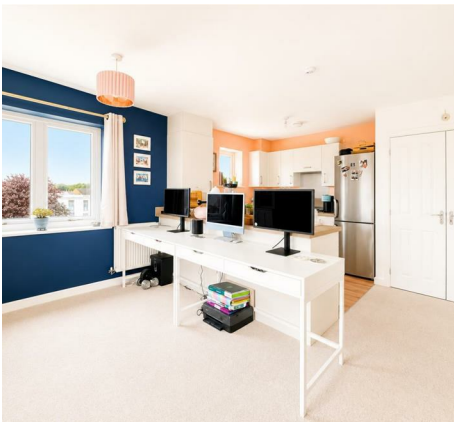


Searching for a spacious apartment? Look no further than this well presented 2 bedroom, 2 bathroom apartment located within the popular Repton Park development. Not only does this apartment ooze style in our opinion, but gives you a wonderful open plan space to lock up and leave! Ideal for those who may commute or want to get onto the property ladder!

The apartment was constructed by the reputable Persimmons Homes and it's accommodation comprises of a entrance hall, two well-proportioned double bedrooms with one of the bedrooms offering a fantastic balcony. The master bedroom boasts a large en-suite shower room. Across the hall is a large storage cupboard which has been utilized smartly by the current owners. The family bathroom is a modern white suite, with wash hand basin, W/C with a shower fixture that services the guest bedroom. Bedroom 2 is a fantastic size, and offers that charming balcony, accessed via both the bedroom, & reception room.

The homes "hub" is without a doubt the large and welcoming lounge/kitchen diner. This room offers plenty of space for a table and chairs as well a large lounge suite, giving you the chance to really entertain, whether it's family or friends there's bound to be space for everyone. The lounge also boasts a doors that leads you out into the large balcony. The kitchen offers plenty of space for your appliances as well as a large, storage cupboard with double doors, offering great space whether you want to hide away one of the appliances, or shelve to create more space for yourself, the choice is yours! We feel that flat has a real sense of purpose with designated living, eating and cooking space. Externally, There are 2 allocated parking spaces found behind the apartment. There's a bin store available to residents as well as near-by parks for children. We really feel should be top of your viewing list!

The apartment is nestled within the Repton Park development providing great access for commuters and residents alike that need access into Ashford Town or Ashford Intentional High Speed Train Station. Repton Park is located approximately 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 Pancras and the Continent. Also within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the New Chimneys pub & restaurant and Co-op convenience store.

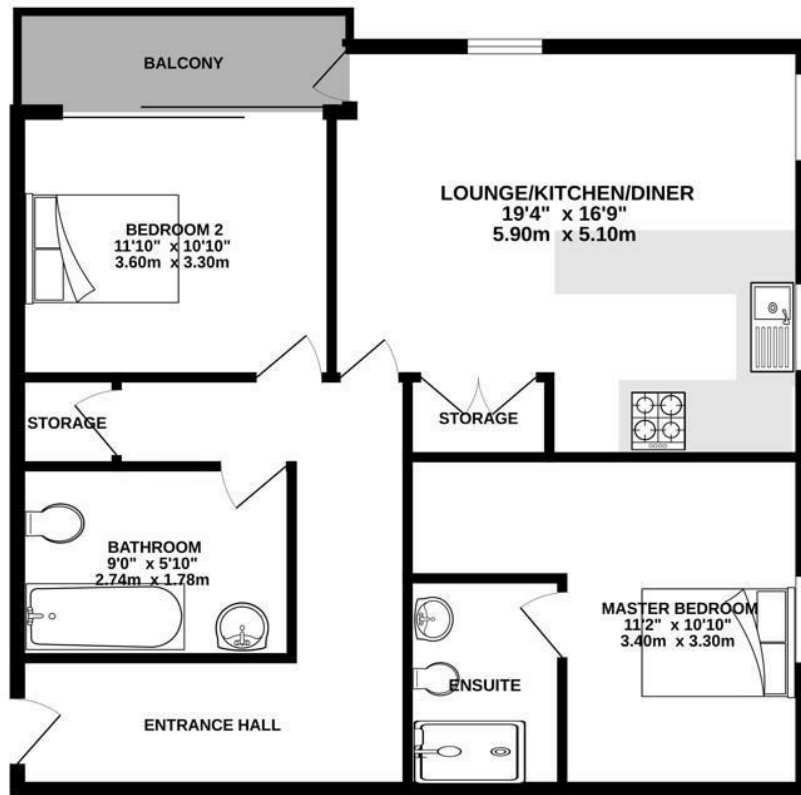


- A 2nd Floor - 2 Bedroom Apartment, Repton Park
- Spacious master suite with en-suite shower room
- Open plan 'hub' of the apartment + Modern kitchen with breakfast bar
- Allocated, off street parking to rear - x 2 Spaces
- Lease length: 993 years approx - Ground rent: 180 per year approx
- 2 generous Double bedrooms, boasting 2 bathrooms
- Modern family bathroom servicing bedroom 2
- Generous balcony, accessed via both bedroom 2 & reception room
- Service charge: £2,418 pa pprox,
- Council Tax Band: B | EPC Rating: B





2ND FLOOR



Viewings

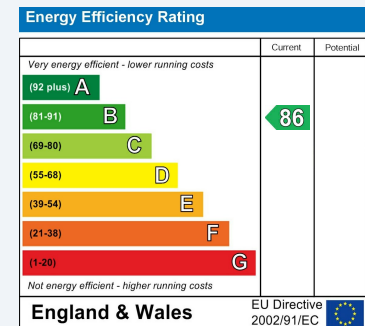
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.