Laurens Van Der Post Way, Ashford, TN23 3SG
Offers In Excess Of £190,000

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Laurens Van Der Post Way, Ashford, TN23 3SG

A top floor - two-bedroom apartment, brought to the market with no onward chain situated within the popular Repton Park development.

As you enter this apartment the space on offer is apparent. The L shaped entrance hall provides a handy place to kick off your shoes and hang up your coat in the large double cupboard, offering essential storage, easing the strain on all that comes with life! The 'hub' of the apartment is the large open plan lounge/kitchen dining room located at the front of the property - a room that is prime for entertaining guests! The room is flooded with natural light thanks to the addition of a large frosted glass balcony accessed via double doors too!

The kitchen section offers plenty of space for the required appliances whilst offering enough worktop space as well as wall and base units to stow away all those pots and pans. Across the hall you will find one of two large bedrooms - The master bedroom is plentiful in floor space and ideal for a large double bed, also boasting a fitted wardrobe. Located next to this room, is the guest bedroom with a window to rear. Finishing the accommodation nicely is the bathroom, consisting of with shower over bath, wash hand basin and W/C that services both bedrooms.

We feel that this property is perfect for a first-time buyer or investment purchase. The property benefits from an allocated parking space and offers a handy bin & bike store for use of the residents, there are also a number of visitor bays to rear, as well as visitor spaces to the front.

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 Godington Park and Repton Park Primary Schools as well as the New Chimneys pub & restaurant and Waitrose and Co-op convenience store. There are also many local great walks within close proximity such as The Godington House estate and the warren ideal for dog walkers and children alike!

Call to view TODAY! | Leasehold Information - Number of years remaining on the lease: 118 Current ground rent and any review period - Ground rent: 250.00. Review Period: 10 year(s). Current service charge and any review period - Service charge: 1838.00. Review Period: 1 year(s). | Council tax band: B

- Top floor two-bedroom apartment offered with no onward chain, making for a straightforward purchase.
- Private balcony accessed via French doors, filling the living space with natural light.
- Excellent built-in storage, including a large double cupboard in the welcoming entrance hall.
- Situated within the highly sought-after Repton Park development, close to schools, shops and local amenities.
- Lease length: 115yrs remaining on lease | Service charge: £165.00pcm - Ground rent: £390pa.
- Spacious open-plan lounge, kitchen and dining area, perfect for entertaining and modern living.
- Two bedrooms, ideal for couples, sharers or those working from home.
- Benefits from an allocated parking space, plus secure communal bike and bin storage.
- Fantastic transport links with easy access to the M20, Ashford Town Centre and Ashford International Station for London and beyond.
- EPC Rating: B (82) - Council Tax Band: B

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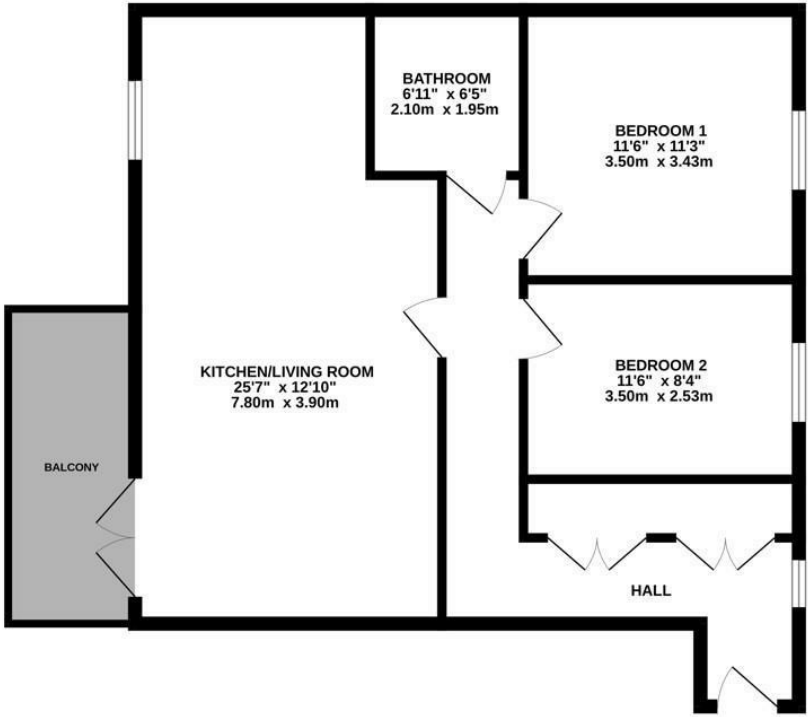
TOP FLOOR
702 sq.ft. (65.2 sq.m.) approx.

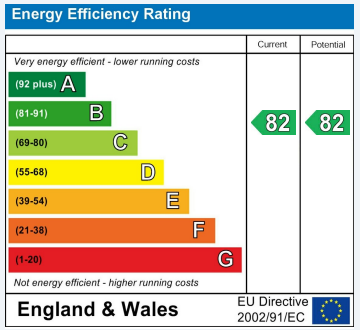


TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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

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