

Sir Henry Brackenbury Road,
Offers in the region of: £165,000



HUNTERS[®]
HERE TO GET *you* THERE



A spacious one bedroom, top floor flat Built by reputable developer Persimmon Homes. Make sure this is top of your viewing list! This is one is not to be missed with a spacious reception room and light flooded bedroom, located in a great commuting location for those needing access to both the M20 & Ashford International Train station.

Located on the top floor, whether you are looking to buy for the first time and have your own space, or a lock up and leave with no garden maintenance issues, then this flat is for you!

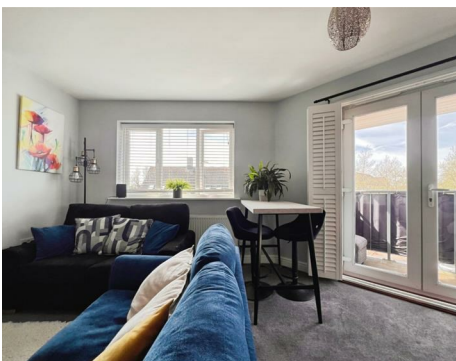


As you enter the apartment, climb the stairs to immerse yourself in your own space - The landing offers the chance to hang up your coats and kick off your shoes, which is flooded with natural light thanks to the smartly placed Velux window above. With an apartment like this you really feel as if you're on your own, with no adjacent flats as this property takes up the entire top floor. There is a spacious, double bedroom with a large Dormer window offering ample bay space, handy for free standing furniture if needed. Across the hall there is a modern bathroom, with a shower over bath attachment, shower screen, hand basin & W/C. Following the hall round into the 'hub' of the home, you will find the fantastic open plan living area on offer within the property.

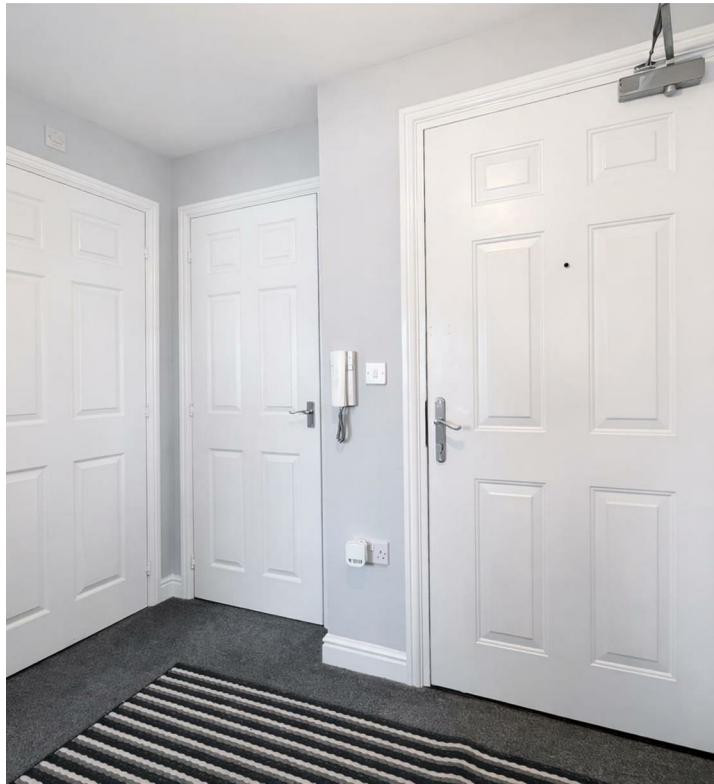


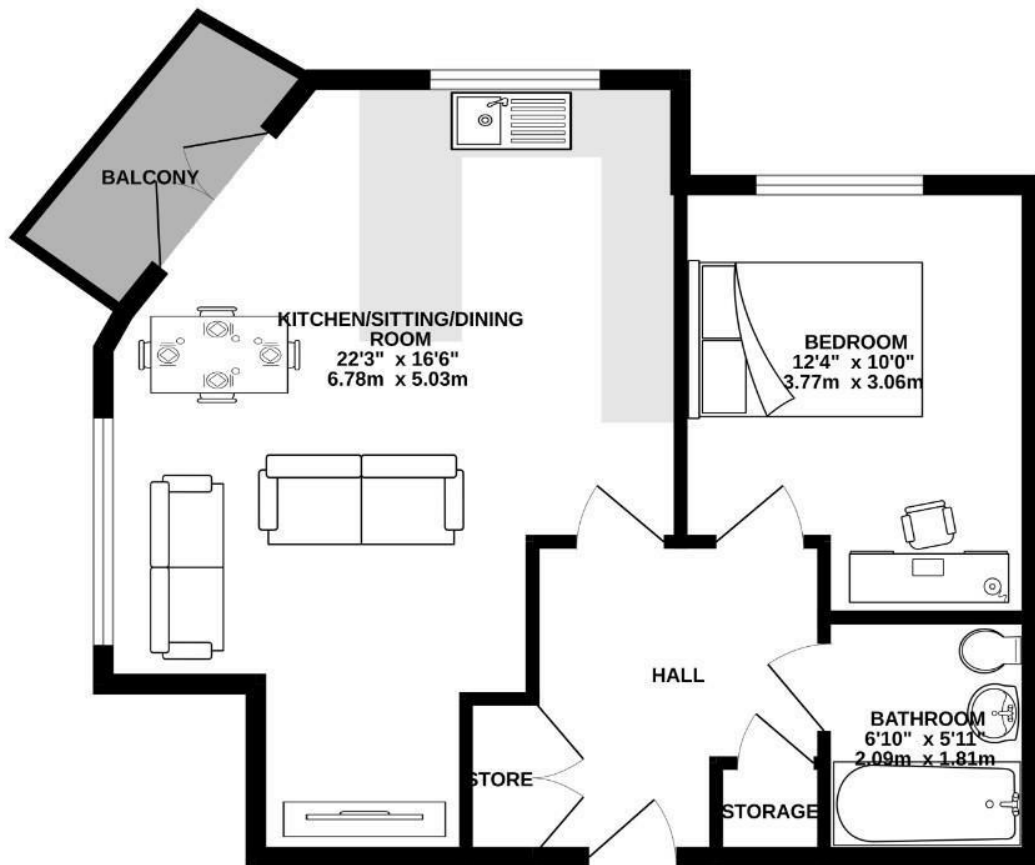
There's a well equipped fitted kitchen with space for appliances. A designated space to dine and a cosy reception space to unwind in. This really is the pinnacle of open plan living! With everything you possibly need at your fingertips, it's a great space to entertain guests, whether you're a fan of dinner parties, or you simply enjoy having plenty of space around you! Externally, the property offers an allocated car parking space, as well as an internal bin & bike store for the residents.

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



- Top floor one-bedroom apartment set within the highly sought-after Repton Park development in Ashford, Kent
- Ample room within the bedroom for a dedicated work-from-home setup with desk area
- Leasehold with approximately 109 years remaining
- Bright and spacious open-plan kitchen/lounge/diner, ideal for modern living and entertaining
- Stylish and well-presented bathroom finished to a high standard
- Service charge £1,690 per annum - Ground rent £250 per annum
- Private balcony providing a pleasant outdoor seating area and additional natural light
- Allocated parking space included, offering convenience for residents and visitors
- Generous double bedroom with a useful alcove, perfect for a home office or dressing space
- Energy efficient home with EPC rating B and Council Tax Band B





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.
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Valuations

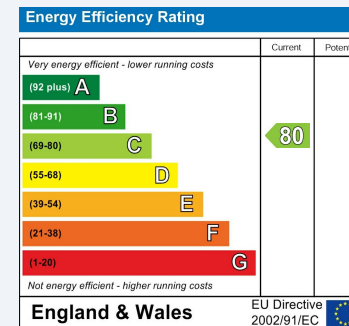
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

