



Top Floor Apartment, Sir John Fogge Avenue - Repton Park

Asking Price: Asking Price £200,000



## ***An Immaculately presented 1 bedroom, TOP floor apartment, offering stunning views, parking & lift access.***



**For those that want a life-style change, or are just longing for that type of apartment that you can simply lock up and leave with no garden maintenance issues, then this apartment is for you!**

**As you enter the apartment, you'll find a neat & tidy entrance hall, ideal to kick off your shoes and hang up your coat in the handy storage cupboard. Wander into the 'hub' of the home, a fantastic open plan living area bathed in natural light thanks to the smartly placed picture window. Here, is where you'll likely spend most of your time, there is a distinctive place to relax, dine & prepare food, Within the equipped kitchen with space for free standing appliances, boasting a good array of wall and base units - Everything you possibly need at your fingertips - whether you're entertaining friends and family, or having a quite night in!**



**Across the hall there is a modern bathroom, with a shower over bath attachment, shower screen, hand basin & W/C, this bathroom services the exceptionally large master bedroom, which is plentiful in floorspace, and offers those stunning sliding doors into the wonderful balcony, that connects to the lounge too!**

**Externally, the property offers an allocated car parking space, as well as residents bin & bike store too! Near-by there is unallocated visitor parking, as well as a short wander to the Waitrose Supermarket, Children's play park & Repton Primary School.**

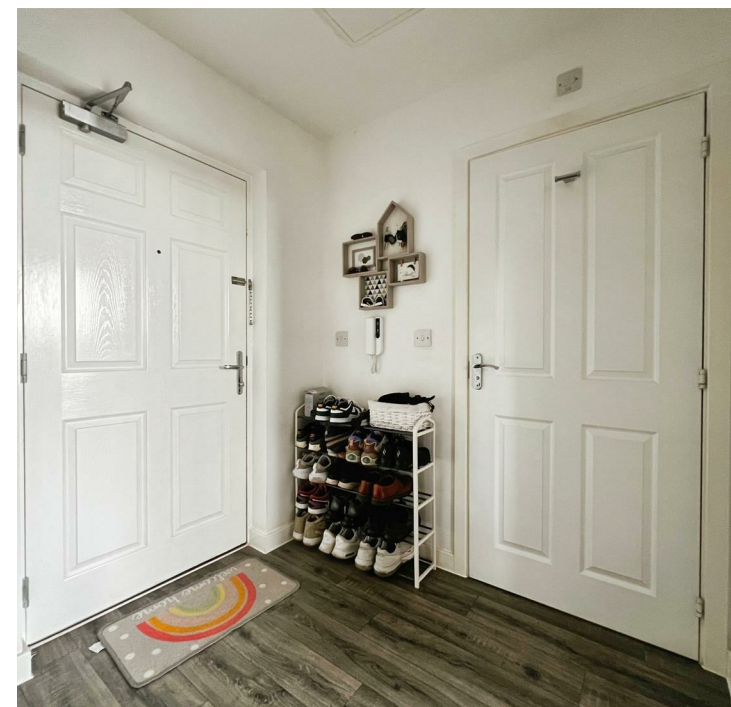


**The apartment is nestled within the Repton Park development providing great access for commuters and residents alike that need access into Ashford Town or Ashford Intentional High Speed Train Station. Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords 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. We truly feel this property is likely to suit a variety of buyers, ideal for a first time buyer looking to occupy a stunning flat for the first time or an ideal investment opportunity. Please call Hunters, sole agents to arrange your viewing now! Call to view TODAY!**



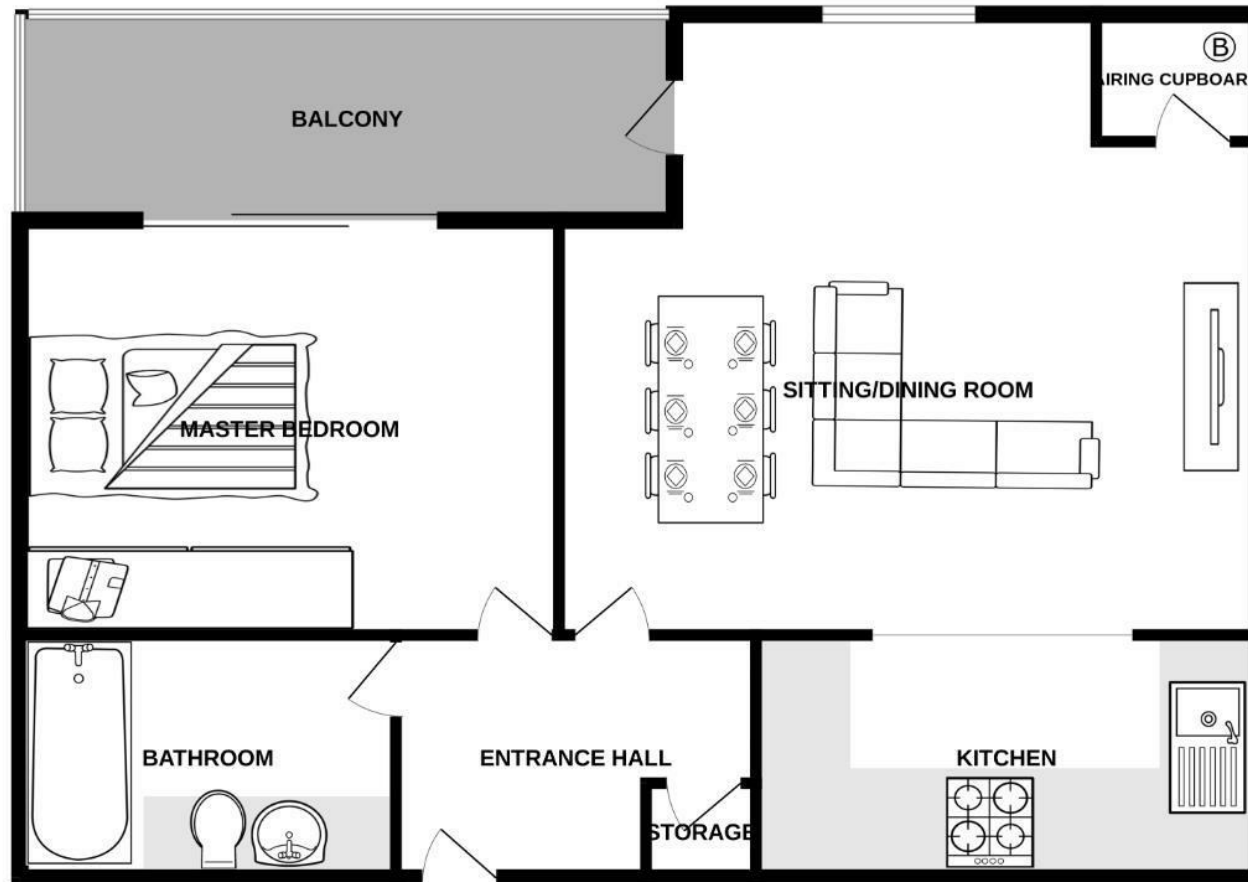
- Stunning, Top Floor, 1 Bedroom Apartment
- Lift to all floors for residents use
- Modern open-plan lounge/diner with LED Downlighting
- Beautiful bedroom with sliding patio doors & balcony access
- Long lease: 992yrs - Service charge: £1,837.68 - Ground rent: £180.00pa

- Allocated Off Street Parking (1)
- Private, sunny, South facing balcony
- Kitchen with wall & base units - Perfect for cooking & entertaining
- Modern bath-suite servicing bedroom + Storage within hallway
- Situated within Repton Park near-by to Waitrose & Primary Sch!





## GROUND FLOOR



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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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.