



Laurens Van Der Post Way,
Repton Park,
Ashford, TN23 3SG

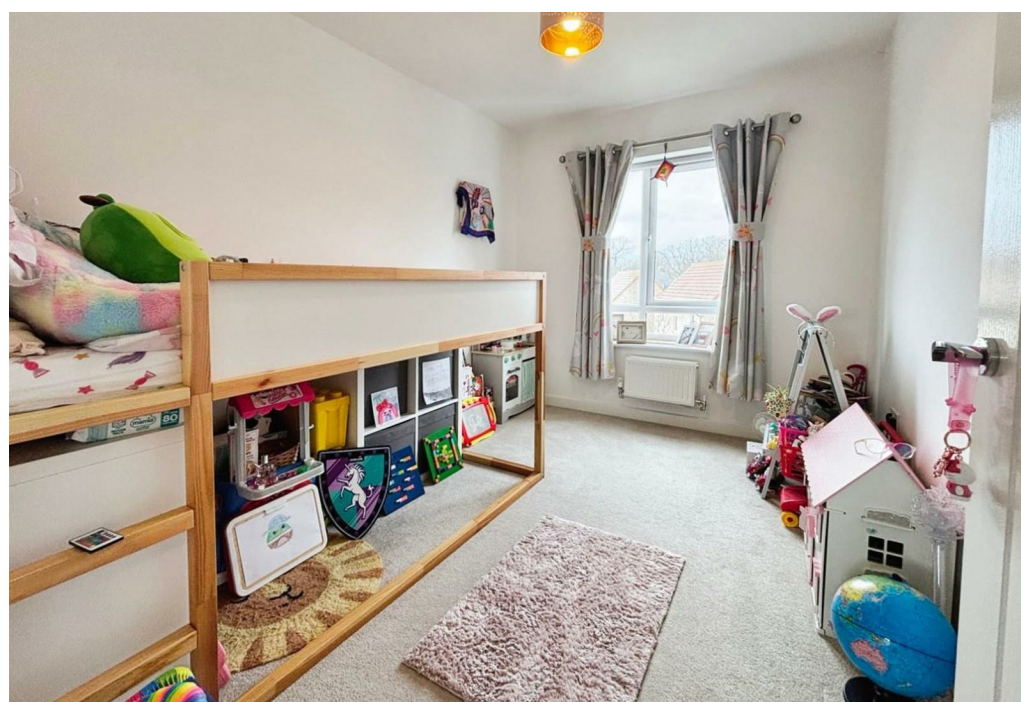
£200,000 - OIRO

 2  1  1  B

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

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.

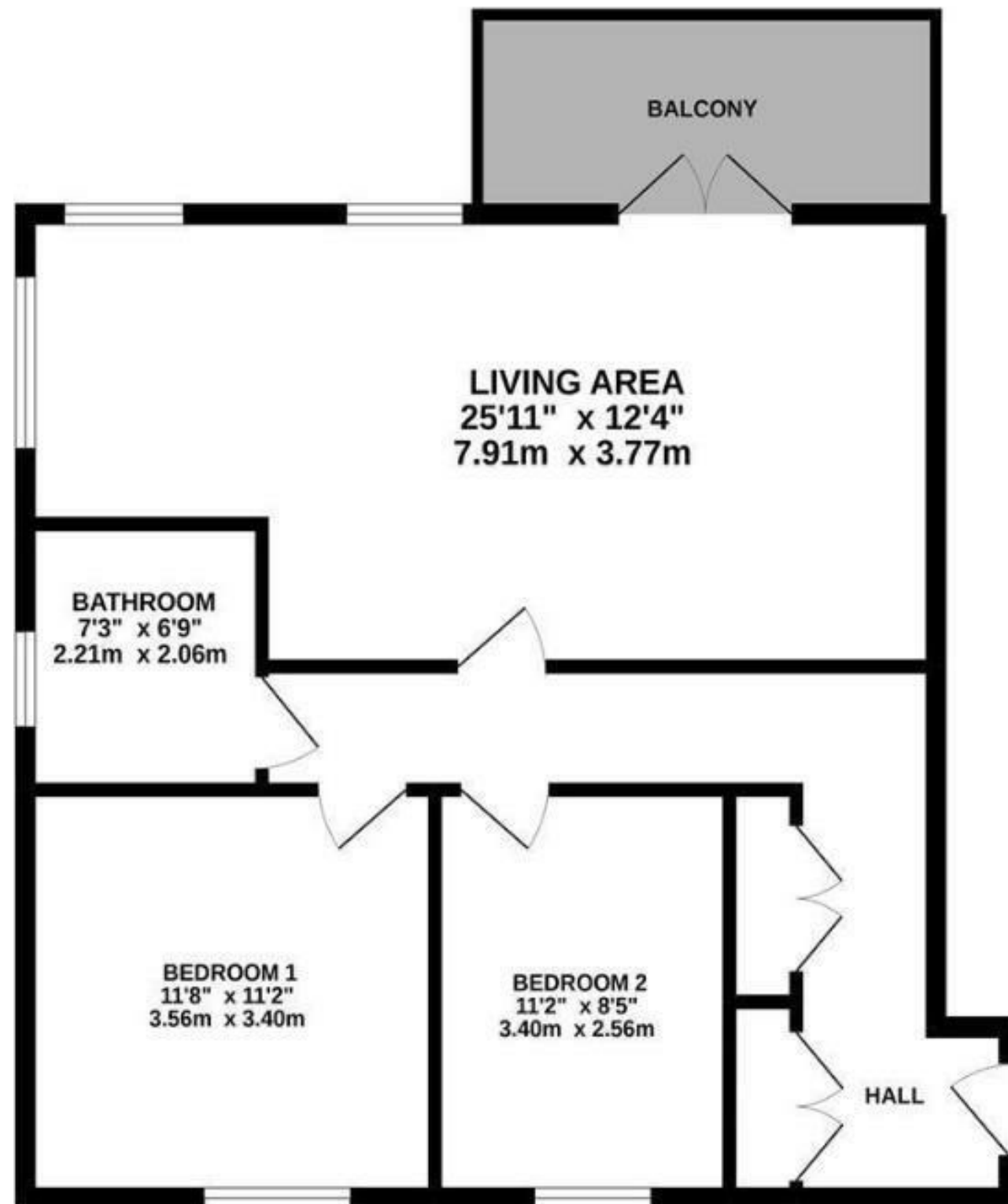
Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also, within walking 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!



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 family 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 double bedrooms - The master bedroom is plentiful in floor space and ideal for a large double bed. Located next to this room, is the guest bedroom; again a - proportioned double with window to rear. Finishing the accommodation nicely is a large family bathroom with shower over bath, wash hand basin and W/C that services both bedrooms.

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Tenure: Leasehold
Council Tax Band: B

- Two bedroom, Top floor apartment
- Two double bedrooms
- Family bathroom servicing bedroom 2
- Large open plan lounge/kitchen/diner with balcony access
- Popular Repton Park Development
- Allocated parking to rear of building (1 space)
- EPC Rating: B (81) Council Tax Band: B
- No onward chain complications
- Lease length: 118yrs, Service charge: £1964.00
- Approx; Ground rent: £250pa

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

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