





Lancaster Way,  
Ashford,  
TN23 3GB

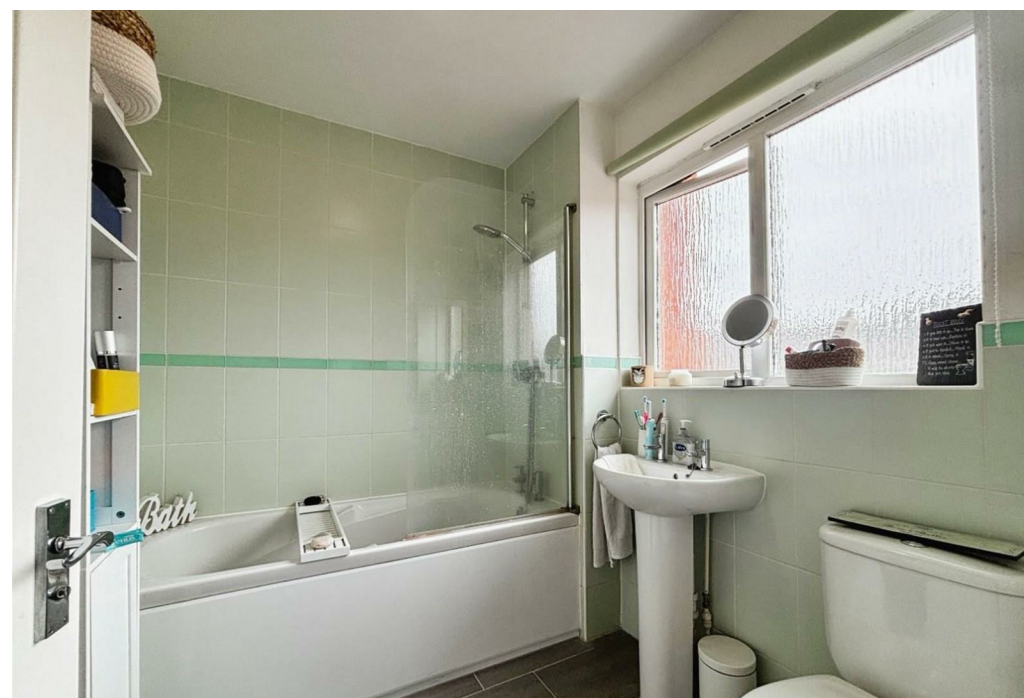
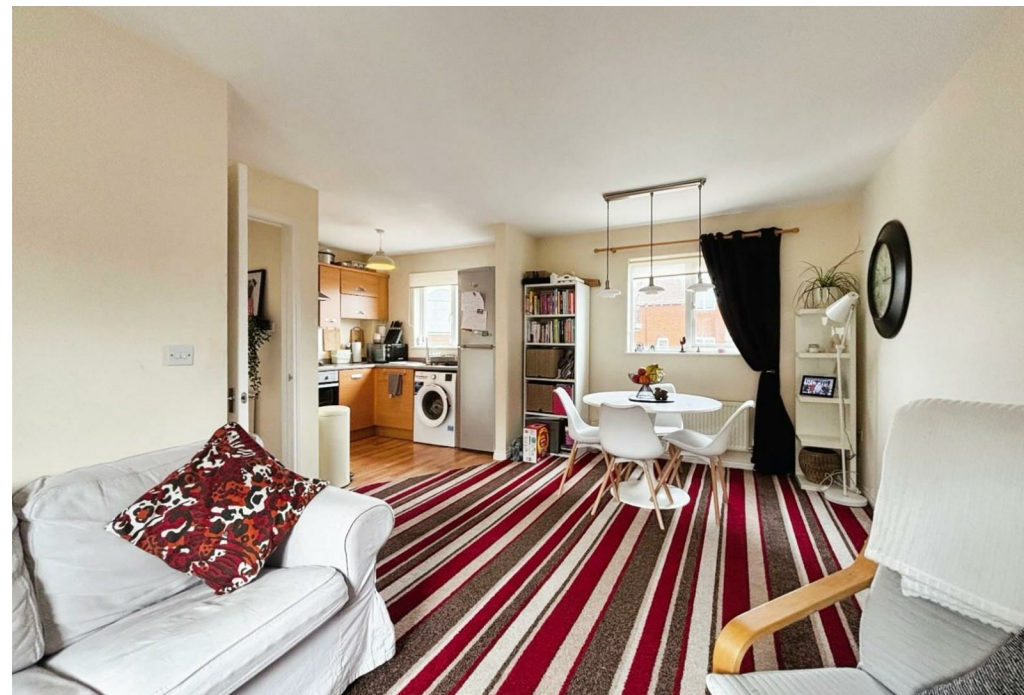
£215,000



Hunters are delighted to bring to the market this two bedroom coach house within the extremely popular Repton Park. Nestled within the development you will find this well proportioned coach house home just a stones throw from Waitrose and all that Repton Park has to offer.

Park your car in front of the homes garage and stroll upstairs to enjoy the luxury of your own place. There is a handy entrance hall, the ideal place to kick off your shoes and hang up your coat. The stairs rise to the landing, providing access to all the rooms, there is also a handy large storage cupboard.

The principle bedroom offers space for a double bed, as well as ample floor space for free standing furniture. The second bedroom is a good size single, flooded with natural. Both rooms are serviced by the main bathroom, consisting of bath with overhead shower, W/C and wash hand basin. The hall leads to the end and gives access into the property's large open plan lounge/dining room that opens up into the kitchen area. There is plenty of space to have a lounge suite and also a dining room table. The space is well lit thanks to the smartly placed windows that flood the room with natural light.





Hunters are delighted to bring to the market this two bedroom coach house within the extremely popular Repton Park. Nestled within the development you will find this well proportioned coach house home just a stones throw from Waitrose and all that Repton Park has to offer.

Park your car in front of the homes garage and stroll upstairs to enjoy the luxury of your own place. There is a handy entrance hall, the ideal place to kick off your shoes and hang up your coat. The stairs rise to the landing, providing access to all the rooms, there is also a handy large storage cupboard.

The principle bedroom offers space for a double bed, as well as ample floor space for free standing furniture. The second bedroom is a good size single, flooded with natural. Both rooms are serviced by the main bathroom, consisting of bath with overhead shower, W/C and wash hand basin. The hall leads to the end and gives access into the property's large open plan lounge/dining room that opens up into the kitchen area. There is plenty of space to have a lounge suite and also a dining room table. The space is well lit thanks to the smartly placed windows that flood the room with natural light.

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 to the local Waitrose, Repton Coffee corner and newly established No61 Cafe.

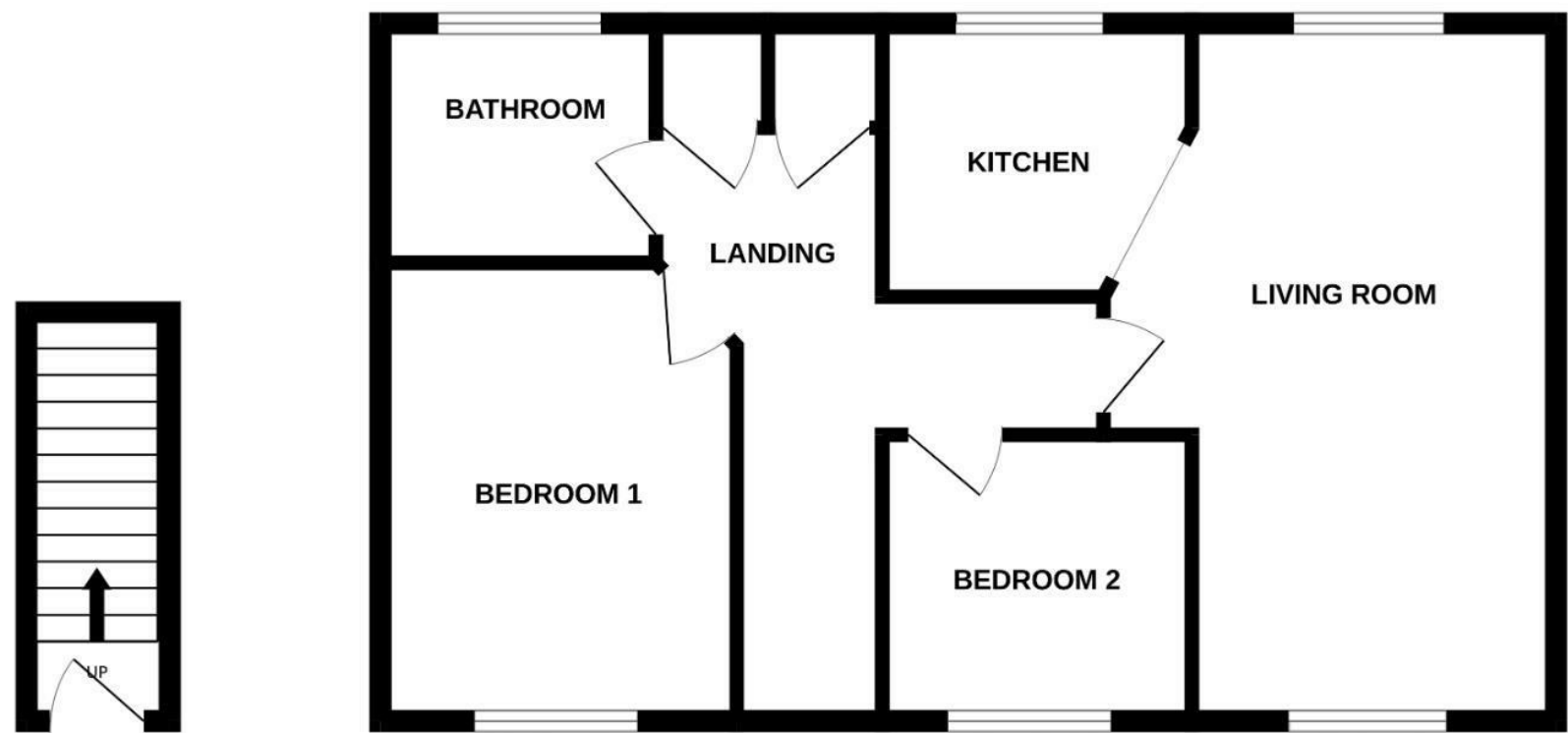
All mains services are connected, but none have been tested by the agent.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 80mb Superfast : 322mb Ultrafast : 322mb

Tenure: Leasehold  
Council Tax Band: B

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.  
Made with Metropix ©2025

- Attractive coach house style apartment
- Popular Repton Park location
- NO ONWARD CHAIN
- One garage with parking in front
- Two bedrooms serviced by main bathroom
- Open plan living
- Ground rent: £125 per annum
- Service charge: approx £1,033 per annum
- Lease remaining: 129 years
- EPC: C (70) Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**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.