

Romney Point, Repton Park - Asking price: Offers In The Region Of £210,000



- A Well Presented 2 Bedroom, Ground Floor Apartment
- Within walking distance to Waitrose Supermarket & Bus stop!
- 2 Spacious bedrooms, both offering in-built storage
- Communal garden as well as allocated parking (1) + visitor bays
- Lease length: 104yrs - Ground rent: £225.00pa - Service Charge: £1,160.00 pa
- Found in the popular Repton Park area of Ashford
- Charming open plan lounge/diner with separate kitchen area
- Ideal first time purchase, investment - or those looking for ground floor living!
- EPC Rating: C (79) - Council Tax Band: B
- Early viewings recommended to avoid missing out!

A well appointed, 2 bedroom ground floor flat in the popular Repton Park, with parking!



Nestled in the sought-after Repton Park area of Ashford, this well-presented ground floor apartment offers a delightful living experience. With two spacious double bedrooms, this property is perfect for first-time buyers or those seeking the convenience of single-level living, akin to a bungalow but at a more accessible price point.



The apartment boasts a fantastic open plan living area, ideal for both relaxation and entertaining. The modern family bathroom suite adds to the appeal, ensuring comfort and style. Additionally, built-in storage in both bedrooms provides ample space for your belongings, making daily life more manageable.



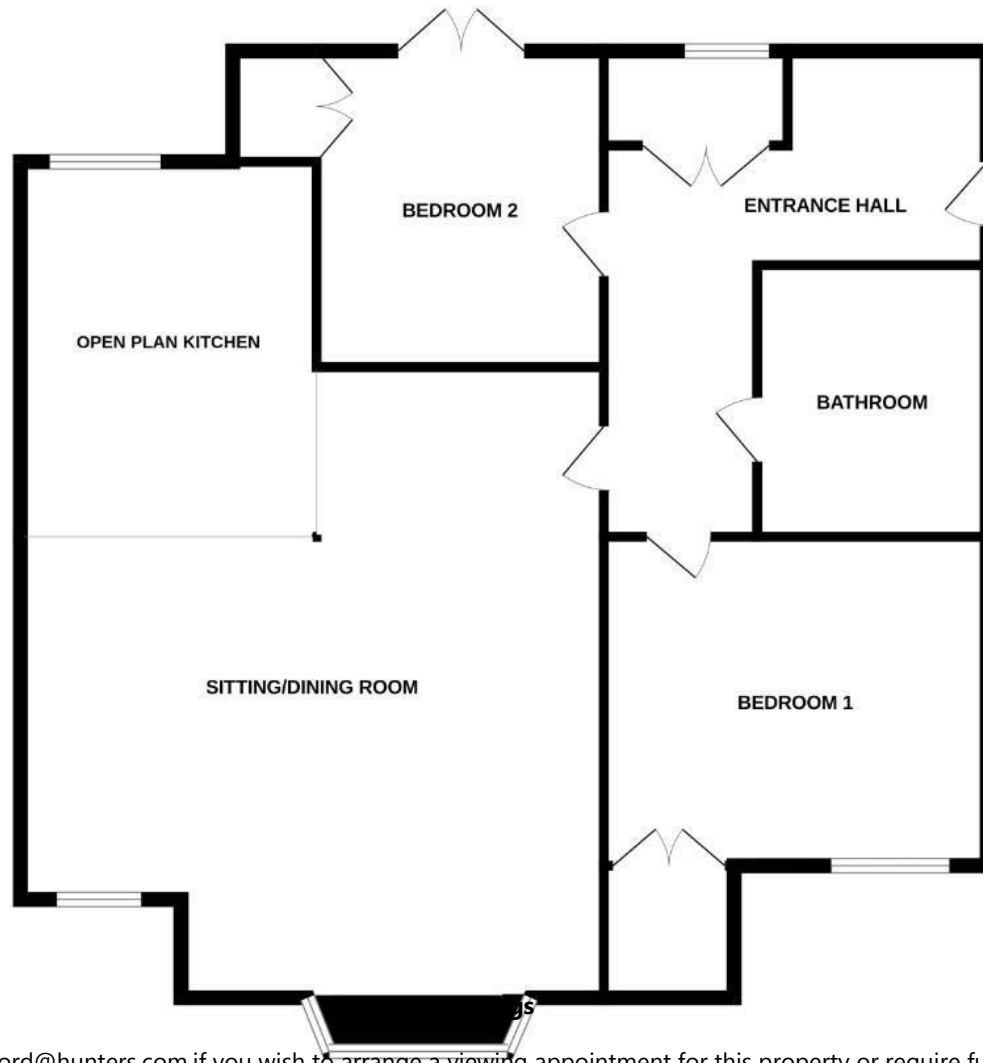
Off-street parking is a valuable feature, enhancing the convenience of this lovely home. The location is particularly advantageous, with excellent transport links via the M20 to London and the High-Speed Railway, making commuting a breeze. For everyday needs, a short ten-minute drive will take you to the station, while local amenities, including a Waitrose supermarket and various shops, are within walking distance.

This apartment truly represents a wonderful opportunity to secure a charming home in a vibrant community. We highly recommend viewing this property to fully appreciate its many benefits.





GROUND FLOOR



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.

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) A		
(81-91) B	79	79
(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	

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.