

Repton Avenue, Ashford, TN23 3SW

£230,000



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Open plan living at it's finest in our opinion! A purpose built first floor apartment set within the popular Repton Park development located just a short walk from Waitrose. Look no further, as this two bedroom apartment with a superb open plan lounge/diner, is a must view!

Residing on the first floor of the building - you'll notice the care and attention to detail that the vendors have input to their home over the last few years, as you walk into the apartment, you'll find yourself within a handy hall, a fantastic place for you to utilize for storage, ideal to kick off your shoes and hang up your coat after the long day. Once your settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner, the real hub of the home! The kitchen is well equipped with the essentials integrated, The lounge and dining space are complimented well by the large balcony that the apartment offers, allowing light to enter the wonderful open space.

The hall gives access to both, the second and master bedroom with both bedrooms being equally generous in floorspace, with the master bedroom offering an en-suite shower room too! It's also spacious enough for free standing furniture as it'll be hard push to find two bedrooms this size in the local apartments in our opinion. Located opposite both bedrooms is a large handy storage cupboard - a must for properties nowadays! There is also a large bathroom that services bedrooms two, which is a spacious three-piece suite with shower over bath attachment as well as wash hand basin & w/c. The flat boasts an allocated space and several visitor bays for guests.

The flat is located within the extremely popular area of Repton Park. just outside of Junction 9 of the M20. Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords easy access to the motorway. Repton Park 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.

All mains services are connected: None have been tested by the agent.



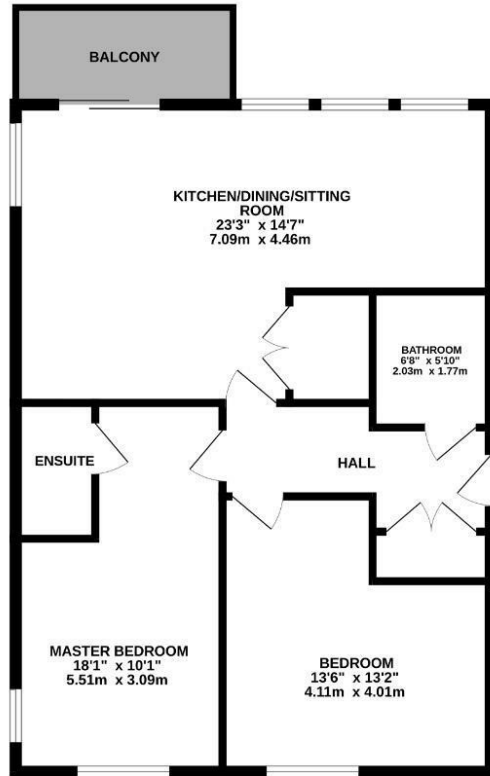
- 1st floor apartment, End of chain sale
- Council Tax Band: B
- Fitted, modern kitchen
- Two double bedrooms
- Ground rent: £180.00 per year Service charge: £1500.00 per year
- EPC Rating: B
- Open plan living
- Master with en-suite
- Allocated parking space
- Lease remaining: 992 years



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1ST 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 misstatement. 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 responsibility or efficiency can be given.
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Viewings

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.

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	85	85
(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.