

# Ground Floor Flat, Ronald Eastwood Row, Repton Park

Offers in region of: Offers In  
Excess Of £220,000



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**"A delightful, well appointed, 2 bedroom, ground floor apartment with private entrance, parking, en-suite & family bathroom!"**

## **DESCRIPTION**

**Hunters are pleased to present to the market for the first time since it's purchase this well appointed two bedroom ground floor apartment with its own front door positioned within the sought after location of Repton Park. The ground floor apartment is sure to suit a verity of buyers, from first time buyers, and people looking to have ground floor living arrangements at the fraction of the cost of a bungalow!**

**The accommodation compromises of a large spacious lounge dinning room that offers dual aspect windows with large french doors leading out to your very own private patio, idea for breakfast and coffee on a warm morning. The lounge/diner flows nicely into the well appointed kitchen with integrated appliances and modern oak effect cabinetry boasting plenty of counter space along with a good array of base and wall units.**

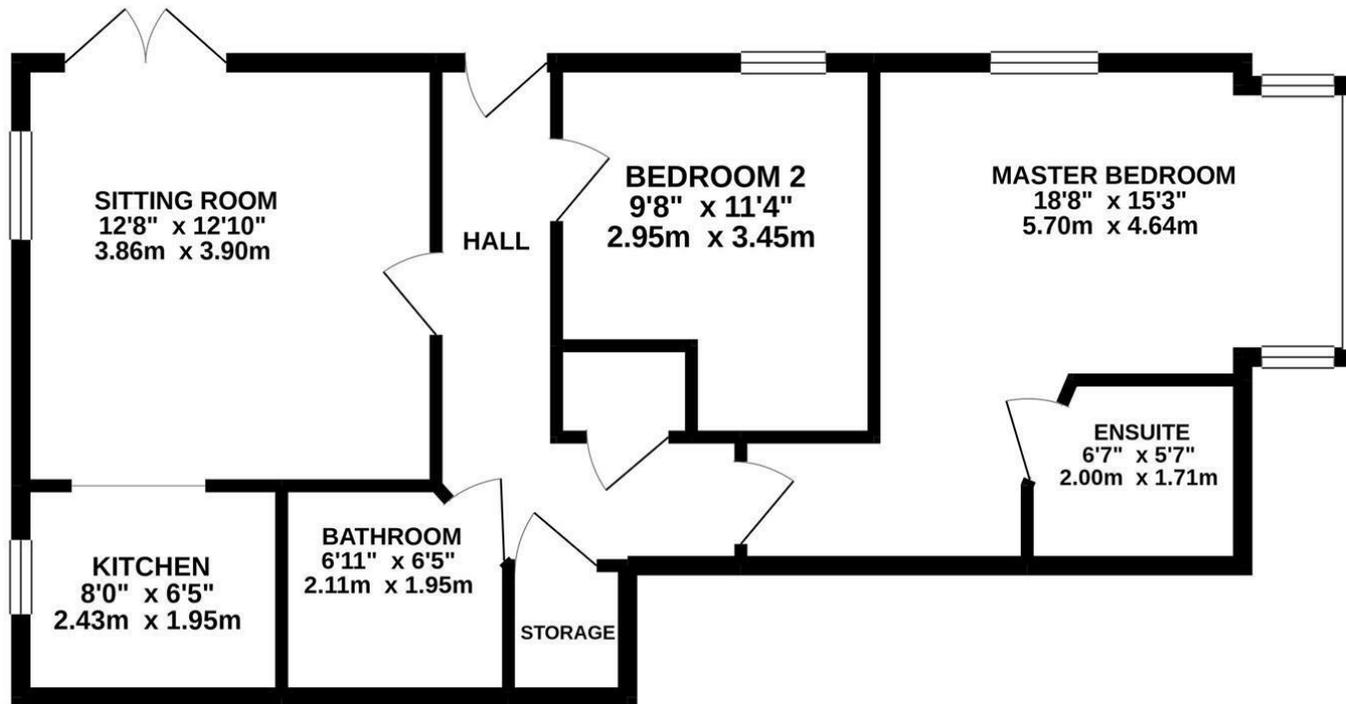
**A point worth mentioning is the two double bedrooms that the apartment has to offer, with the master bedroom benefiting from an ensuite shower room, this room also boasts large windows that flood the room with light. Between the second double bedroom and the master lies the apartments large bathroom, with bath with mixer taps, w/c and wash hand basin. There is also a useful storage cupboards within the flat, easing the need for free standing storage units. Externally the property boasts a covered parking space for one vehicle, as well as residential access to the bin and bike store.**

**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**

- Spacious 2 Bedroom Ground Floor Apartment - Private entrance
- Open-plan lounge/diner with kitchen
- Designated covered parking space (1)
- Generous guest bedroom serviced by family bath-suite
- Lease length: 112 yrs : Service charge: £1,029pa - Ground rent: £250.00pa
- Fantastic ground floor living with courtyard balcony
- Generous principal bedroom with en-suite shower room & large windows
- Reception room boasting patio doors
- Quite, Popular Repton Park cul-de-sac
- EPC Rating: C (76) - Council Tax Band: B



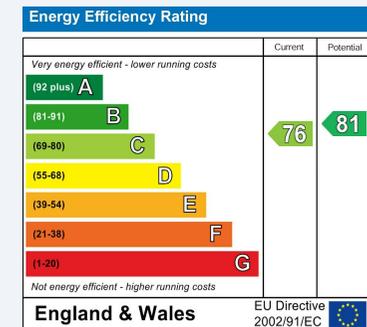
## GROUND FLOOR



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.  
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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.



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.

**Viewings.** Please contact [ashford@hunters.com](mailto: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.



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