



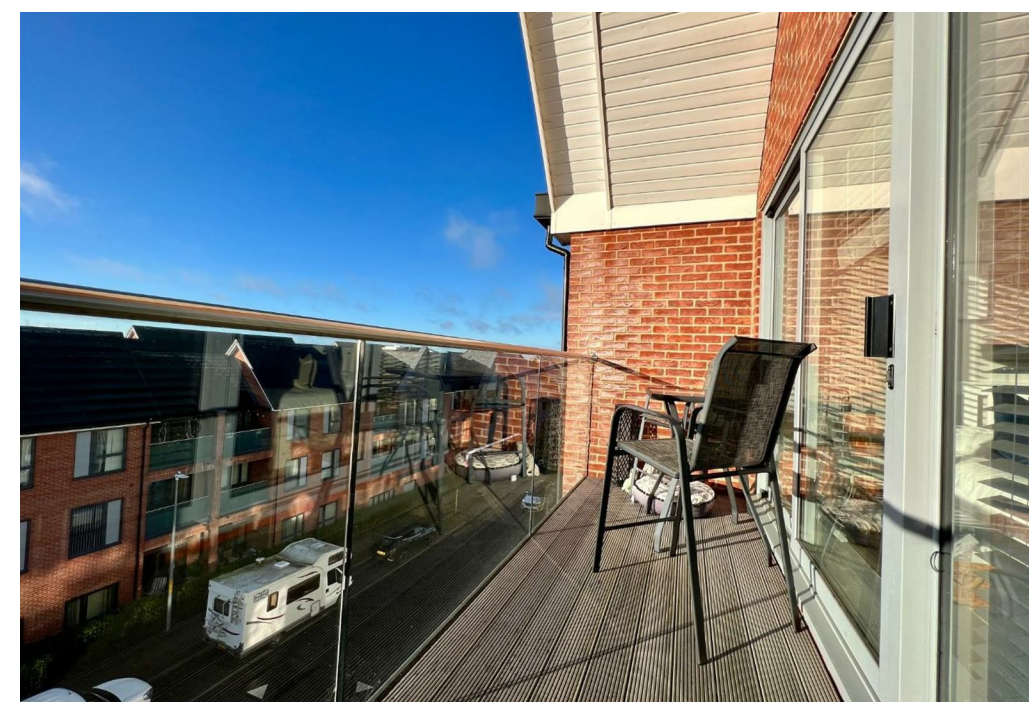
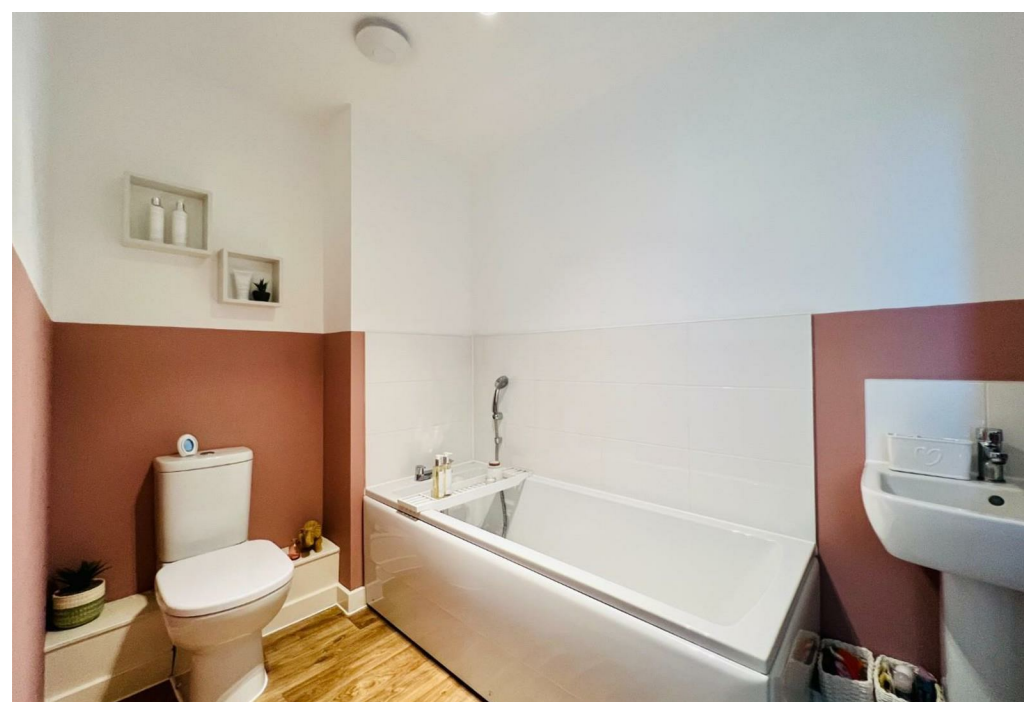
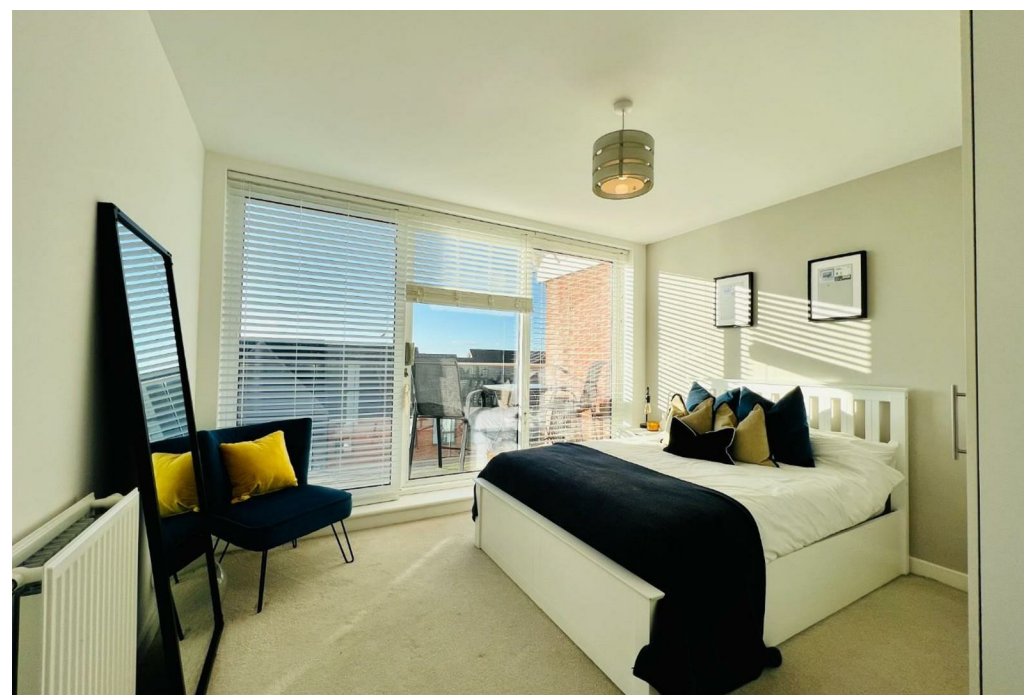
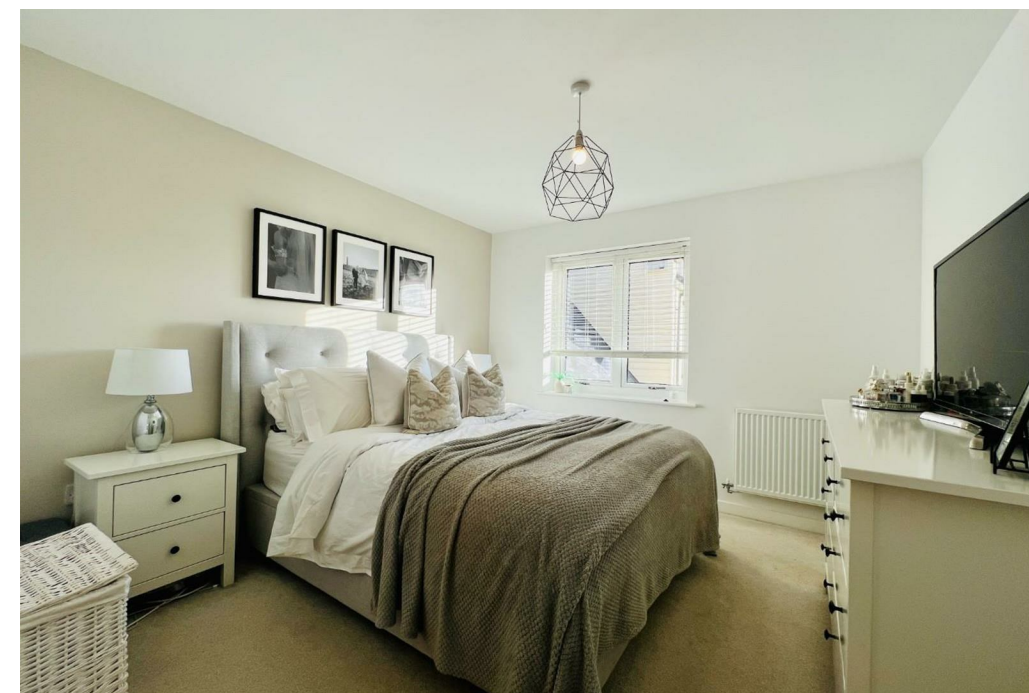
Sir John Fogge Avenue,  
Ashford,  
TN23 3TJ

£235,000

 2  2  2  B

***A extremely well presented, 2 bedroom, 2 bathroom TOP FLOOR apartment with LIFT located within the popular Repton Park development. Not only does this apartment ooze style in our opinion, but gives you a wonderful open plan space flooded with light! Ideal for those who may commute to the city and want to take advantage of the great transport links that Ashford has to offer.***

***The apartment is nestled within the Repton Park development providing great access for commuters and residents alike that need access into Ashford Town or Ashford International High Speed Train Station. 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 Godinton Park and Repton Park Primary Schools as well as the New Chimneys pub & restaurant and Co-op convenience store***



Constructed by Persimmons Homes - The accommodation offers an entrance hall, two well-proportioned double bedrooms with the principal bedroom offering modern en-suite shower room. Across the hall is a large storage cupboard which has been utilized smartly by the current owners. The family bathroom is a modern en-suite, with wash hand basin, W/C with a shower over that services the guest bedroom. Bedroom 2 is a fantastic size, and offers a large balcony boasting sliding doors which allows your guests to enjoy the morning sun.

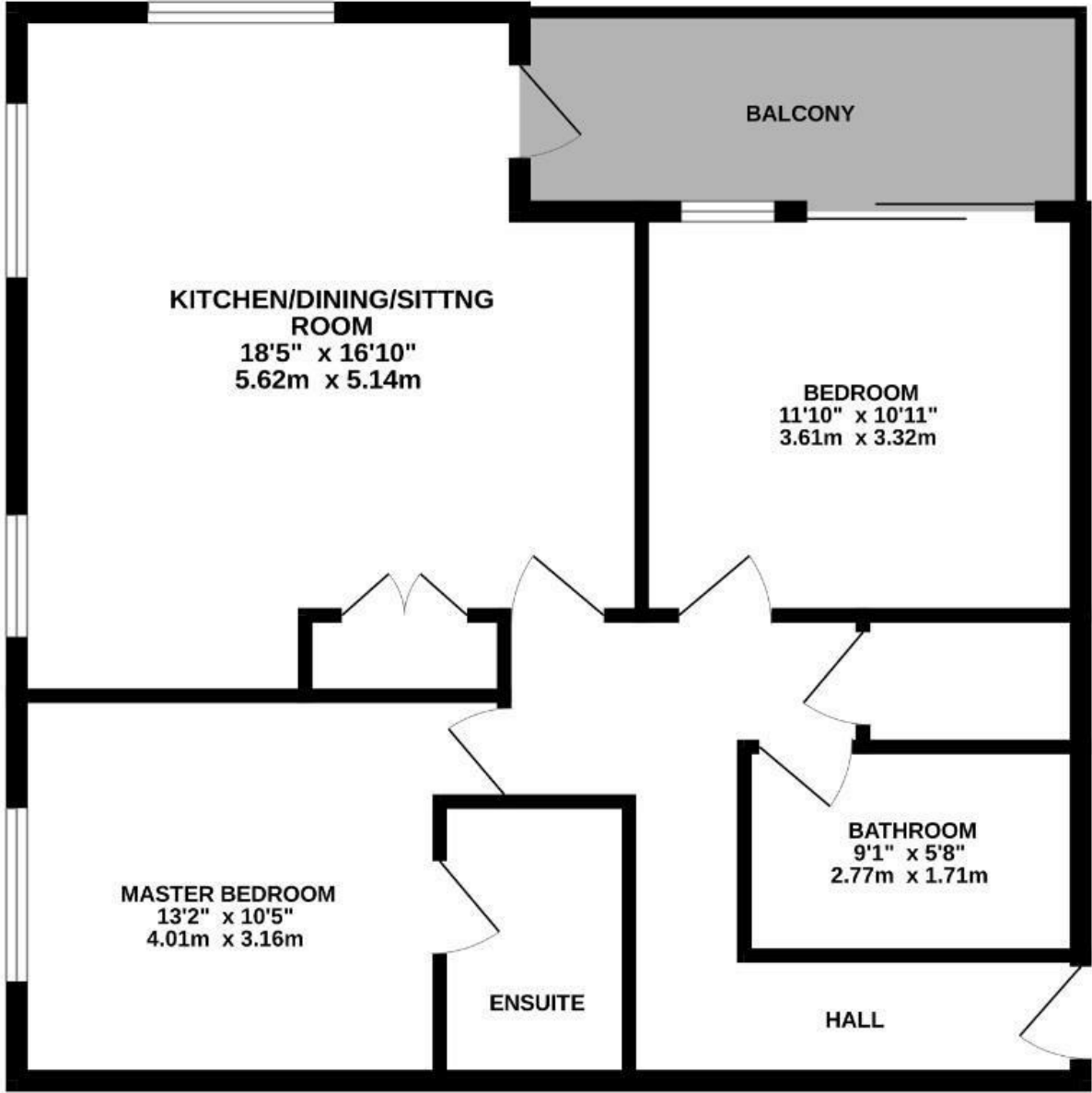
The homes "hub" is without a doubt the large and welcoming lounge/kitchen diner. This room offers plenty of space for a table and chairs as well a large lounge suite, giving you the chance to entertain, whether it's family or friends there's bound to be space for everyone, with the kitchen offering plenty of space for your appliances as well as a large, storage cupboard with double doors, offering great space whether you want to hide away one of the appliances, or shelve to create more space! We feel that flat has a real sense of purpose with designated living, eating and cooking space.

On top of this, there are 2 allocated off street parking spaces, as well as a bin-store & bike-store for residents use. This flat is one we really feel should be top of your viewing list!

We truly feel this property is likely to suit a variety of buyers, ideal for a first time buyer looking to occupy a stunning flat for the first time or an ideal investment opportunity.

**Service charge: £2136.50pa approx, Lease length: 993 yrs, Ground rent: £180.00 pa**

TOP 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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- 2 Bedroom, 2 Bathroom Apartment
- Residents LIFT within block, a rare find!
- Beautifully presented property - Ready to move into
- 2 Generous double bedrooms
- Principal bedroom with en-suite shower room
- Large guest bedroom serviced by modern 3-piece bathroom & balcony access
- Open plan lounge/kitchen-diner with balcony + Plenty of in-built storage within apartment
- Allocated parking spaces - To rear of home (2)
- EPC Rating: B (83) Council Tax Band: B
- Service charge: £2136.50pa approx, Lease length: 993 yrs, Ground rent: £180.00 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 <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.