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Ground Floor Maisonette, Repton Manor Road, Ashford

OFFERS IN REGION OF: Offers In The Region Of £220,000

A delightful, refurbished, 2 bedroom ground floor maisonette with private entrance & rear garden!



Nestled on Repton Manor Road in the charming town of Ashford, this delightful two-bedroom ground floor maisonette presents a unique opportunity for those seeking a home with character and outdoor space. Unlike typical apartments, this property boasts its very own private entrance and a generous garden, making it an ideal choice for families or anyone desiring a touch of nature right at their doorstep.

The interior of the maisonette has been beautifully refurbished by the current owner, including flooring & carpets throughout, showcasing a warm and inviting family reception room complete with charming fire place, with electric fire set within, perfect for cosy evenings in. There are two spacious double bedrooms which are both well-appointed, the principal bedroom offering in-built storage as well as beautiful picture window over looking the rear garden, which are serviced by a generous family shower-room, ensuring comfort and convenience for the family. Beyond the reception room, is a modern kitchen, which has again been updated, with integrated fixtures and fittings as well as a rear conservatory boasting doors into the rear garden. The accommodation is finished well, with a handy storage cupboard, providing further storage for the property.



Outside is where this home stands out, as it offers a well kept, lawned rear garden as well as outside storage too! Situated in a tranquil area, there is usually on-street parking available in this quieter road, just outside the popular Repton Park, this home is conveniently located near essential amenities, including Waitrose and Ashford International Railway Station, making it easy to access both local and wider transport links. The large garden is particularly appealing for young families, providing ample space for children to play and for outdoor gatherings.

This maisonette is not just a property; it is a home that offers a perfect blend of comfort, style, and practicality, making it an excellent choice for those looking to settle in a peaceful yet accessible part of Ashford. Whether you are a growing family or simply seeking a unique living space, this charming maisonette is sure to impress. All mains services are connected, None have been tested.

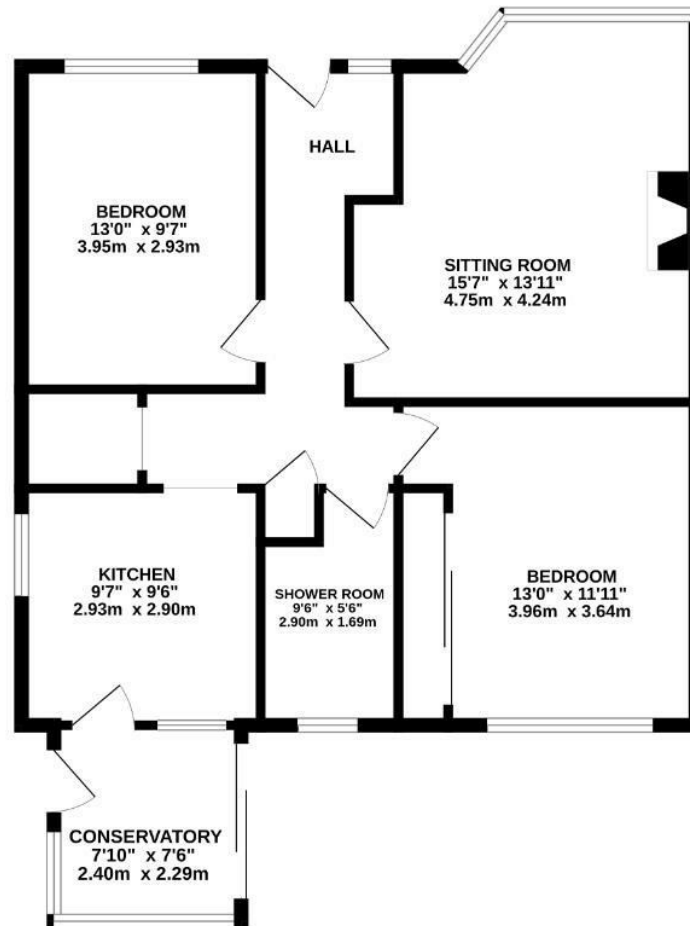


- Spacious, Refurbished, 2 Bedroom Ground Floor Maisonette
- Private front & rear doors with no communal areas!
- Conservatory to rear providing access into rear garden
- Spacious 2nd bedroom - Modern shower room servicing both bedrooms 1 & 2
- Ground rent: £10.00 pa / Management fee: £250.00 + Buildings insurance
- Boasting front & rear gardens laid to lawn
- On street parking (unallocated with no restrictions)
- Generous principal bedroom offering large picture window overlooking garden
- 125 Year Lease from: 15/07/1985 (85yrs remaining)
- Councill Tax Band: A - EPC Rating: E (44)





GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
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 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		
(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.

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.



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