

# Romney Point, Repton Park, Ashford, TN23

Offers in region of: Offers In The Region Of £260,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Delightful, Detached, Chain Free, Free-hold Coach House located in Repton



Free-hold, Detached Coach-House, Situated perfectly for those needing access to the M20/London. You will find this attractive, free-hold home providing a quite space, with no connected neighbours, or communal areas, typical from a usual lease-hold apartment. As you arrive you'll find a parking space as well as you're very own garage, A handy place to store your bits and bobs, this coupled with it's quite location, & no-outside garden space to maintain, it should be at the top of your viewing list.

Park your car underneath your home and stroll upstairs to enjoy the luxury of your own space! Internally, through your front door there is handy entrance hall, where you will find a handy space for a shoe & coat rack, ideal to keep those belongings out of the way once you've finished the long day! Climb the stairs, where you will find a light flooded home, with smartly placed velux windows. For those that think coach houses lack storage, it's simply a myth! Follow the hall round and you will also discover two well proportioned bedrooms. A large master bedroom with wonderful window that lets in the morning light, fitted with two storage cupboards along with a modern en-suite shower room! Yes, that's right, two bedrooms and two bathrooms! The guest bedroom is an ample sized double and is serviced by the modern family bathroom which boasts you will find a bath, wash hand basin and W/C. Shower or bath, your choice here.



The hub of the home is without a doubt the large, spacious lounge/kitchen/dining room that is at centre point of the home, warm in the summer with the windows allowing a breeze to cool & warm & cosy in the winter. The lounge provides ample space for the family unwind. The real bonus is that the home has been well looked after, it's a case of move your furniture in! It's a welcoming social space, a real selling point for this home. Other unique features are that there is loft storage/access as well as an approx. 1m under-stairs storage cupboard, accessed within the garage. The garage itself is a great space, ideal for getting a car off the road, as well as that already mentioned hidden storage space, fitted with power & lighting, not always found in garages in the estate.

Where am I? The home is situated within Repton Park, approx. 2 miles to the north west of Ashford's Town Centre and affords easy access to junction 9 of the M20. It also benefits from public transport links to the Town Centre and International Train Station, which is approx. a 10minute cycle journey. With regular services to London St. Pancras and the Continent. Also, within walking distance are the popular Repton Park and Godinton Primary Schools, as well as the Chimney's pub and restaurant, Waitrose supermarket and Co-op convenience store, as well as other local services and shops. A short walk to the popular 'Warren' has proved a huge selling point for many families locally.



- Detached, two bedroom Coach House - Repton Park
- Private garage providing parking & unique under-stairs storage facility
- 2nd Bed serviced by family bathroom (with bath)
- Great storage solutions: Loft/Garage/Store room & Walk in airing cupboard
- Lease remaining: 103 years

- Brought to the market with no-onward chain complications!
- Principal bedroom offering en-suite shower room & Built in storage
- Fabulous, open plan 'hub' Lounge/kitchen/diner - Great entertaining space
- EPC Rating: C (76) - Council Tax Band: B
- Ground rent: £225 per annum Service Charge: £505 per annum

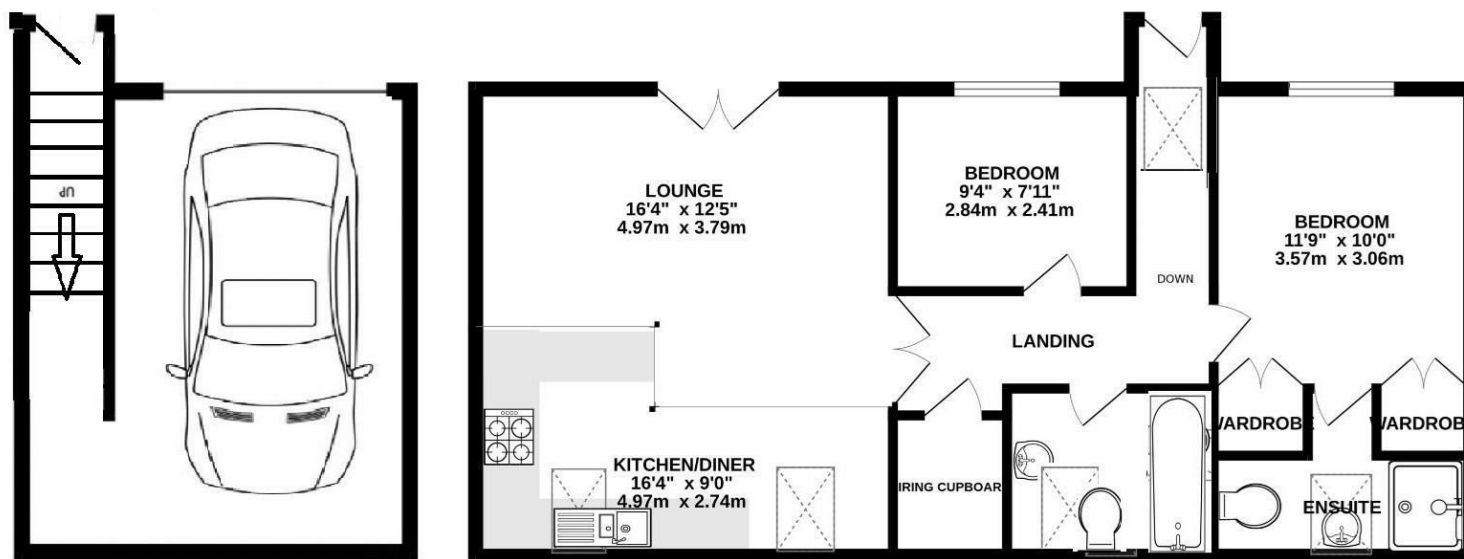






ENTRANCE FLOOR  
240 sq.ft. (22.3 sq.m.) approx.

1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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 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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### 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.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	7
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



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