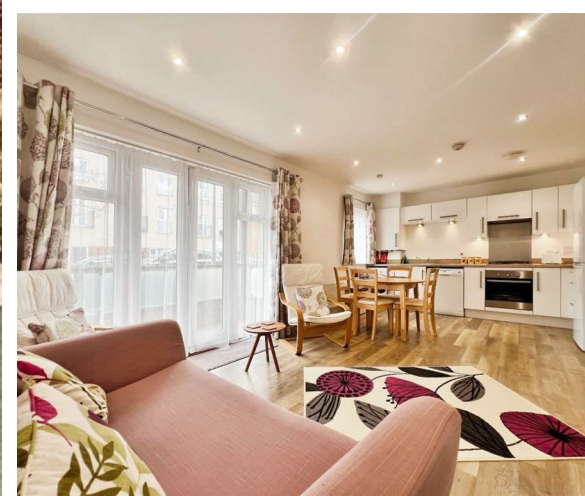
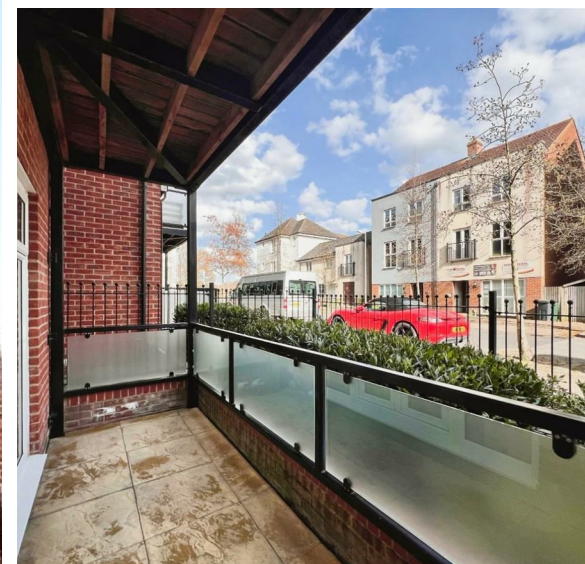


HUNTERS®

HERE TO GET *you* THERE



Laurens Van Der Post Way, Ashford

Offers In The Region Of £210,000

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, 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!

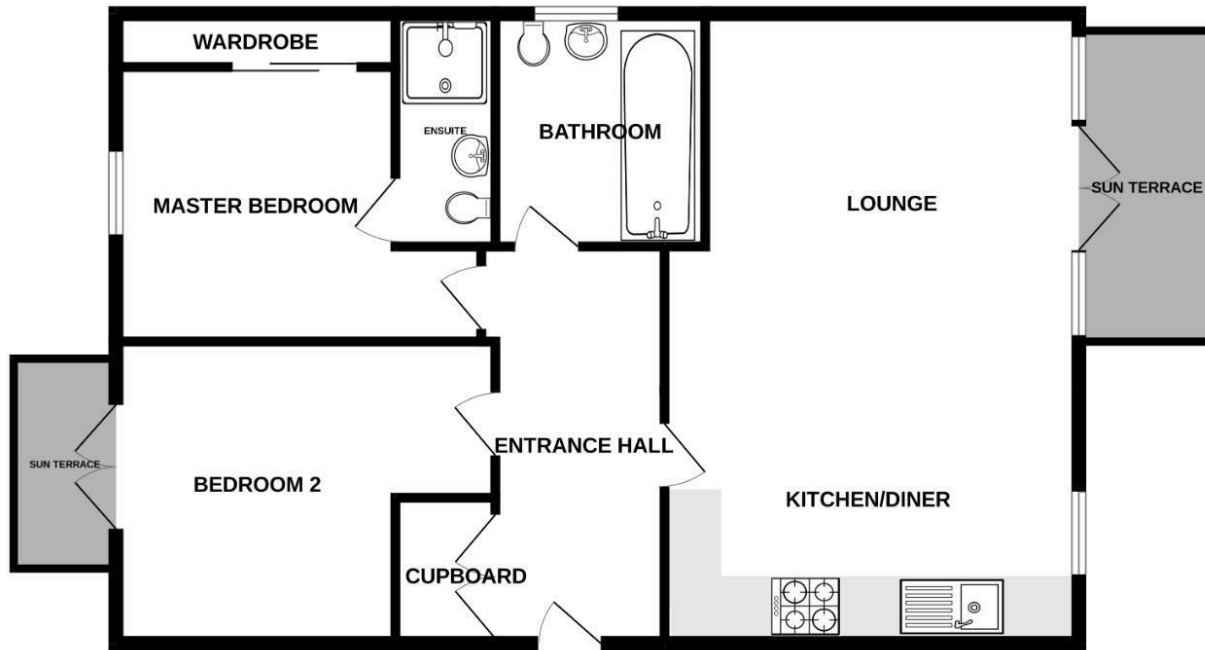
The accommodation compromises of a large spacious lounge dinning room that offers dual aspect windows with large french doors leading out to your very own private patio, idea for breakfast and coffee on a warm morning. The lounge/diner flows nicely into the well appointed kitchen with space for free standing appliances and modern white gloss cabinetry, offering plenty of counter space for food preparation. One of this properties selling features, is; the two double bedrooms that the apartment has to offer, with the master bedroom benefiting from an built-in wardrobes & a ensuite shower room too! The bedroom boasts a large window that floods the room with light. the 2nd bedroom, is currently laid out as a 2nd reception room & offers another set off french doors and yet another patio. Between the second double bedroom and the master lies the apartments large bathroom, with shower over bath, 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 an allocated parking space for one vehicle, as well as residential access to the bin and bike store. There are also a number of visitor bays located near-by.

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.



- A 'show-home' like presented 2 Bedroom, ground floor apartment
- 2 Spacious double bedrooms, 1 boasting courtyard access
- Bedroom 2 serviced by family bath-suite
- Kitchen/diner with space for free-standing appliances
- EPC Rating: B (81) - Council Tax Band: B
- Situated in the popular Repton Park Estate
- Spacious master bedroom with en-suite shower room
- Lovely open-plan hub in the heart of the home & double doors leading to patio
- Allocated parking space to rear (1) As well as visitor bays
- Ground rent: £250.00 pa - Lease length: 116yrs approx - Service charge: £2,239.21 pa

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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

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ashford@hunters.com <https://www.hunters.com>

Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.



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