

HUNTERS[®]

HERE TO GET *you* THERE



John Coates Lane, , Ashford, TN23 3SB
Guide Price £200,000

DESCRIPTION

GUIDE PRICE: £200,000 - £220,000. Hunters are pleased to present to the market this well appointed two bedroom ground floor apartment located with the sought after location of Repton Park. The ground floor apartment is sure to suit a verity of buyers, from first time buyers, and those whom may be looking to downsize to gain ground floor living at the fraction of the cost of a bungalow!

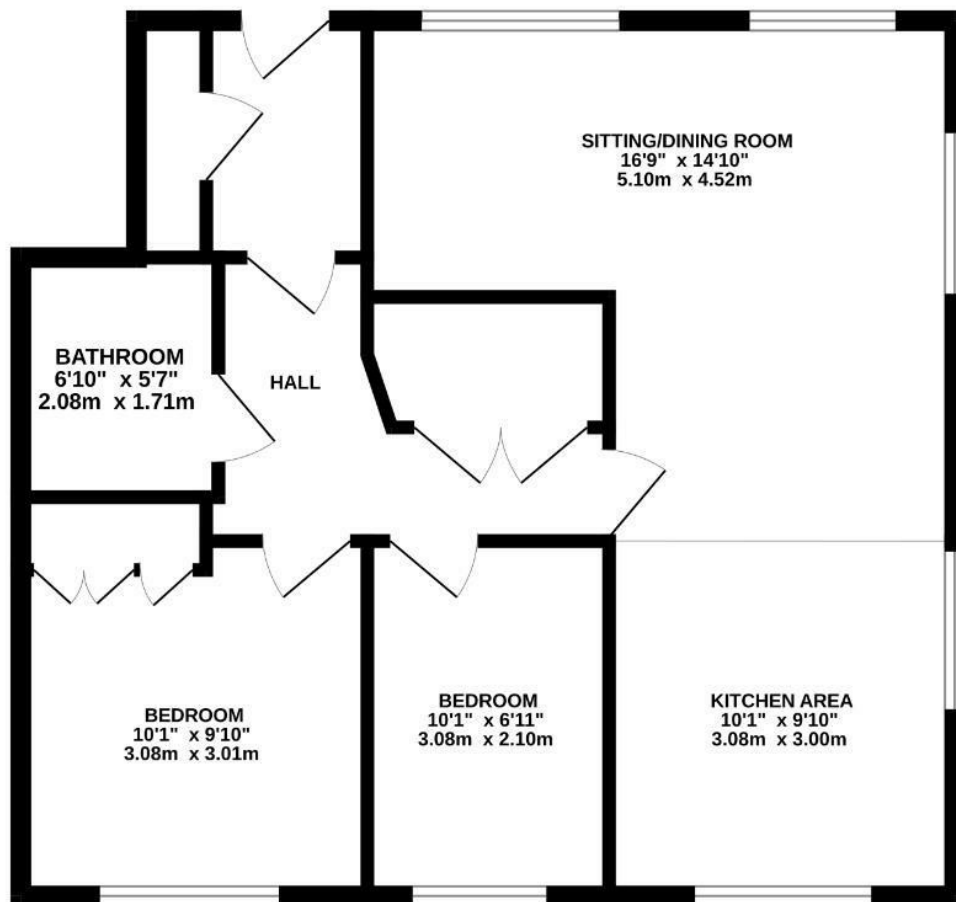
There are a number of reasons why we feel this stands out from the rest. How about your own front door? Not commonly associated with apartment living. What about the unique entrance hall with additional storage, or perhaps the sheer number of windows that flood that reception room with light!

Come in via the entrance hall, with that handy further storage space, easing all that comes with day to day life. From the hall, he homes large spacious lounge dinning room offers plenty of natural light from the number of windows. This, being the 'hub' of the home, offering ample space for a cosy reception room layout, table and chairs as well as a good sized kitchen area with hard floor, along with a great array of wall and base units providing plenty of space for free standing appliances if needed.

There are two bedrooms, a master bedroom, and a guest single bedroom, opposite the bedrooms is the apartments bathroom, with shower over both, mixer taps, w/c and wash hand basin. This apartment is being brought to the market in good decorative order in our opinion as well as being sold with no onward chain! Externally the property boasts space for one vehicle, as well as residential access to the bin and bike store.



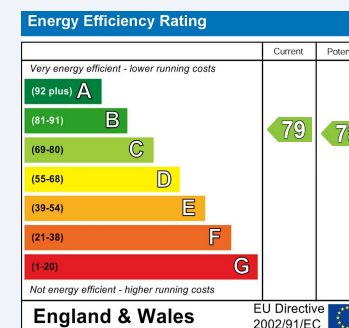
GROUND FLOOR



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, 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.



21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com <https://www.hunters.com>