



Barley Mow View, Ashford, TN23 3FB

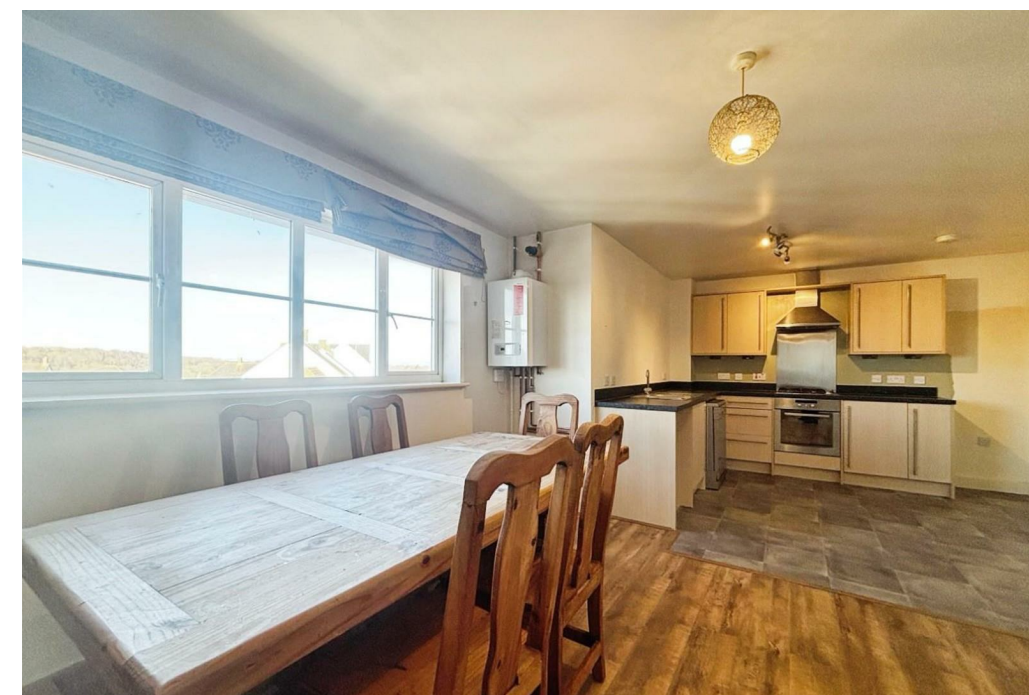
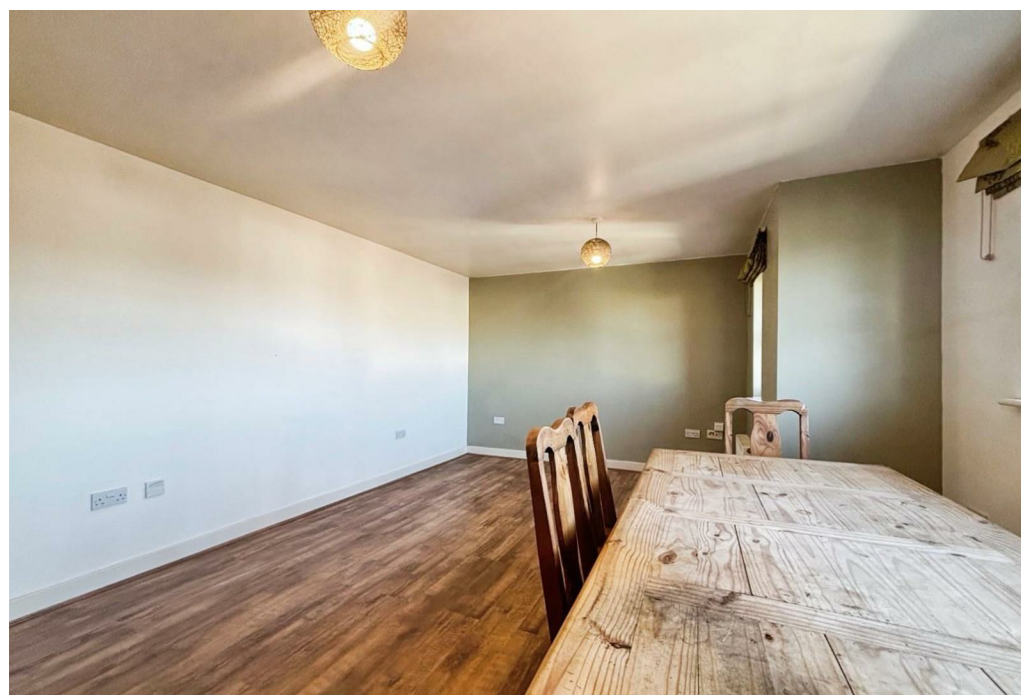
£180,000



GUIDE PRICE: £180,000 - £200,000. Two bedroom TOP FLOOR apartment with NO CHAIN with a GARAGE & LIFT! - Located with the sought after location of Repton Park. This apartment is sure to suit a verity of buyers, from first time buyers, and those whom may be looking to downsize to gain top floor living as there is a lift within this block!

As you access your home, you'll note a light and airy entrance hall, which is well lit due to the smart placement of the window. The hall provides access into the homes large spacious lounge dinning room that offers plenty of natural light from the number of windows. The open plan 'hub' of the home allows space for a cosy reception suite as well as table and chairs + 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 single bedroom, opposite the bedrooms is the apartments wet-room with shower, 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!







TOTAL APPROX FLOOR AREA 604 SQ FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Leasehold
Council Tax Band: B

- TOP FLOOR 2 Bed Apartment - NO CHAIN!
- Garage en-bloc with apartment
- Allocated parking space + Visitor bays within development
- Modern combination boiler
- Large entertaining 'hub of the home' kitchen/lounge diner
- Wet room servicing Beds 1 & 2
- Residents lift within apartment block
- Loft access within apartment
- Service charge: £1785.82pa, Ground rent: £300.00 pa Lease length: 109 yrs remaining
- EPC Rating: C (78) - Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.