



Sir John Fogge Avenue,
Ashford,
TN23 3TJ

£210,000



Immaculately presented 1 bedroom, top floor apartment, constructed by Reputable Persimmon Homes. Be sure to call and view this property, as we feel it is the epitome of top floor living – It's one not to be missed with a spacious light flooded reception room with balcony offering far reaching views & boasting great commuting links for those needing access to both the M20 & Ashford International Train station. For those that want a life-style change, or are just longing for that type of apartment that you can simply lock up and leave with no garden maintenance issues, then this flat is for you!

The apartment is nestled within the Repton Park development providing great access for commuters and residents alike that need access into Ashford Town or Ashford Intentional High Speed Train Station. Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station

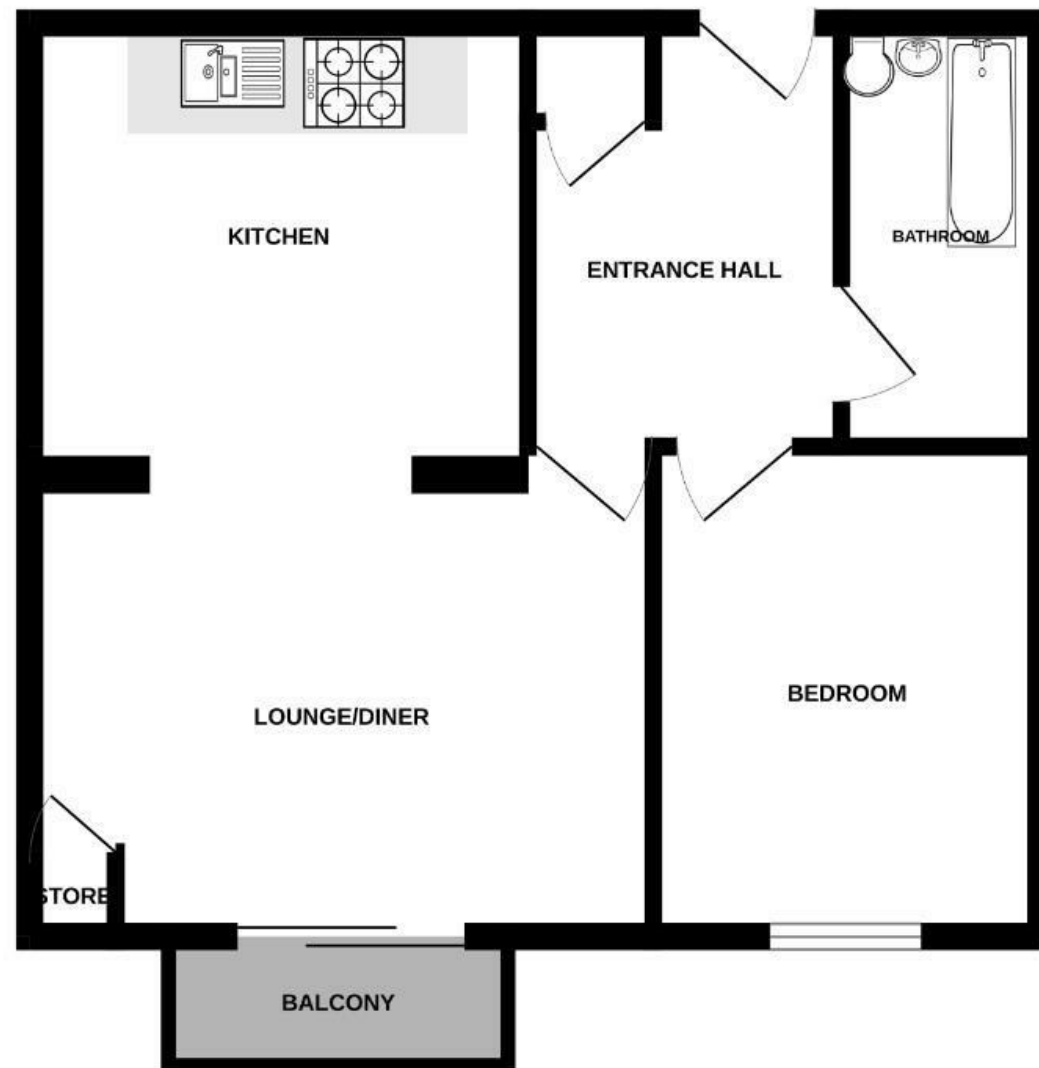


As you enter the apartment, you'll find a neat & tidy entrance hall, ideal to kick off your shoes and hang up your coat in the handy storage cupboard provided - Discover the 'hub' of the home, a fantastic open plan living area bathed in natural light. There's a well-equipped kitchen with space for free standing appliances, boasting a good array of wall and base units - A designated space to dine and a cosy reception space to unwind in. This really is the pinnacle of open plan living! With everything you possibly need at your fingertips, it's a great space to entertain guests, whether you're a fan of dinner parties, or you simply enjoy having plenty of space around you!

Across the hall there is a modern bathroom, with a shower over bath attachment, shower screen, hand basin & W/C, this bathroom services the exceptionally large bedroom, which is plentiful in floorspace, and offers more than enough space for the largest of beds, even a study set up & free standing furniture too! Externally, the property offers an allocated car parking space, as well as an internal bin & bike store for the residents.

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. We truly feel this property is likely to suit a variety of buyers, ideal for a first time buyer looking to occupy a stunning flat for the first time or an ideal investment opportunity. Please call Hunters, sole agents to arrange your viewing now! Call to view TODAY!

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 errors, 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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- TOP FLOOR APARTMENT OFFERING FAR REACHING VIEWS!
- One Bedroom, Purpose Built Apartment
- Popular Repton Park Location walking distance to Waitrose Supermarket
- Generous master bedroom, offering ample floorspace
- Open plan 'hub' living room/kitchen & diner with balcony
- Modern bathroom offering shower over bath
- Allocated parking to rear of the home
- EPC Rating: B, Council Tax Band: B
- Lease Length: 995 yrs, Service charge £1536.44pa, Ground rent: £160pa
- Top floor apartment accessed via 2 flights of stairs (no lift)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.