



John Amoores Lane, Ashford, TN23 3SY

£220,000



GUIDE PRICE: £220,000 - £230,000. Open plan living at it's finest in our opinion! A purpose built **TOP FLOOR** apartment set within the popular Repton Park development located just a short walk from Waitrose on John Amoores Lane. Look no further, as this two bedroom apartment with a superb open plan lounge/diner, is a must view!

Residing on the 2nd floor of the building - you'll notice the care and attention to detail that the vendors have input to their home over the last few years, as you walk into the apartment, you'll find yourself within a handy L shaped hall, a fantastic place for you to kick off your shoes and hang up your coat after the long day. Once your settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner, the real hub of the home! The kitchen is well proportioned, ideal for entertaining, with space for white goods. The lounge and dining space are complimented well by the large balcony that the apartment offers, allowing light to enter the wonderful open space.

The hall gives access to both, the second and master bedroom with both bedrooms being equally generous in floorspace, with the master bedroom offering an en-suite shower room too! It's also spacious enough for free standing furniture as it'll be hard push to find two bedrooms this size in the local apartments in our opinion. There is also a large bathroom that services bedrooms two, which is a spacious three-piece suite with shower over bath attachment as well as wash hand basin & w/c, as well as handy in-built cupboard space, easing the strain on all that comes with day to day life. Externally, the flat boasts an allocated space.



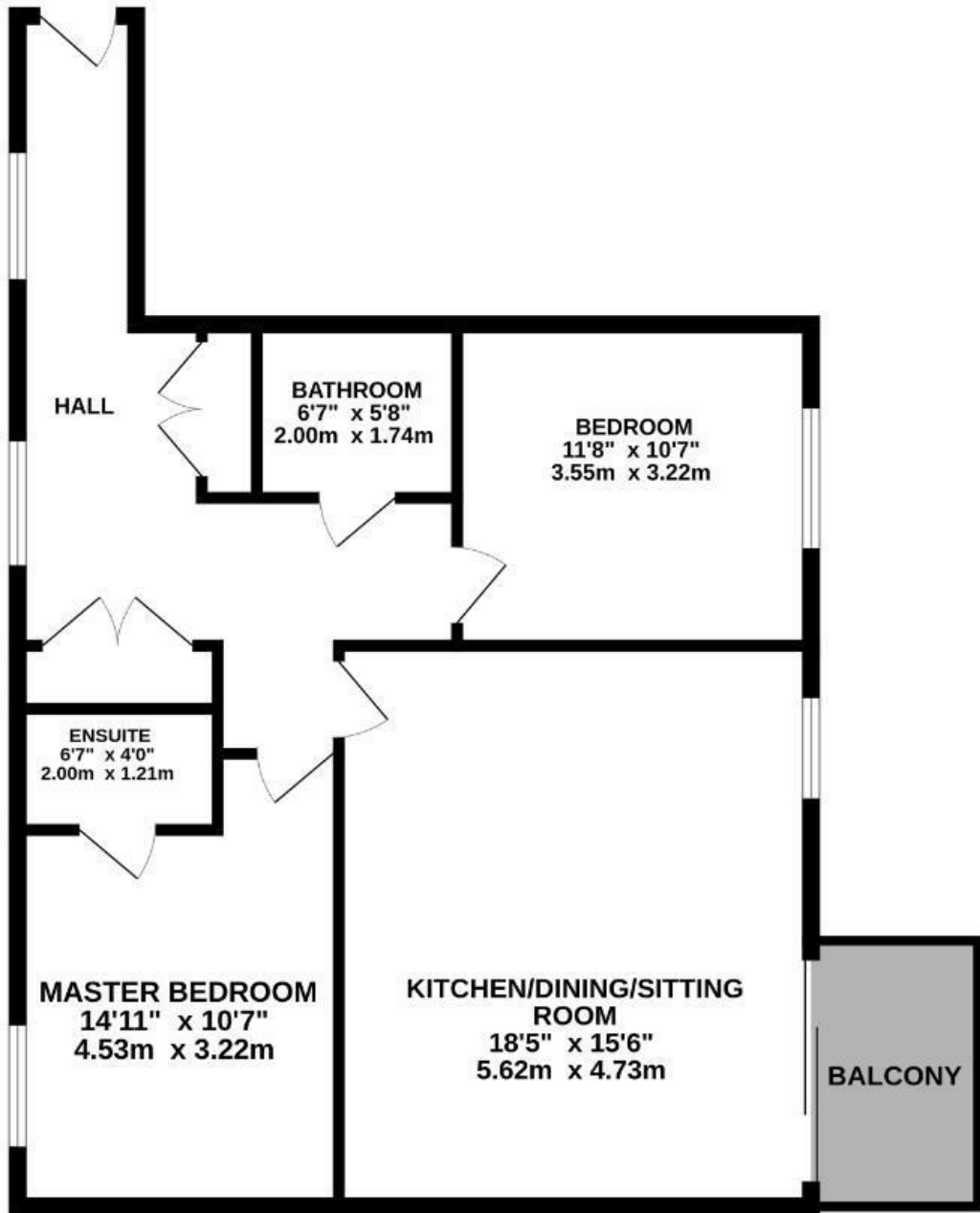
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- **2 Bedroom, 2 Bathroom TOP FLOOR Apartment**
- **Spacious open plan entertaining kitchen/lounge/diner**
 - **Balcony accessed from dinning area**
- **Allocated parking to rear (1 space) + Visitor bays**
 - **Two spacious double bedrooms**
- **Principal bedroom with en-suite shower room & Generous guest bedroom**
 - **Access to bike & bin store for residents use**
- **Lease length: 118yrs, Service charge: £1,726,48 per annum. Ground rent: £160.00 per year**
- **EPC Rating: B (84) Council Tax Band: B - Management company: HML Group**
 - **Located within the Popular Repton Park Estate**

TOP 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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Tenure: Leasehold
Council Tax Band: B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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		
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(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.

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