



Patrick Clayton Drive,
Ashford,
TN23 3SR

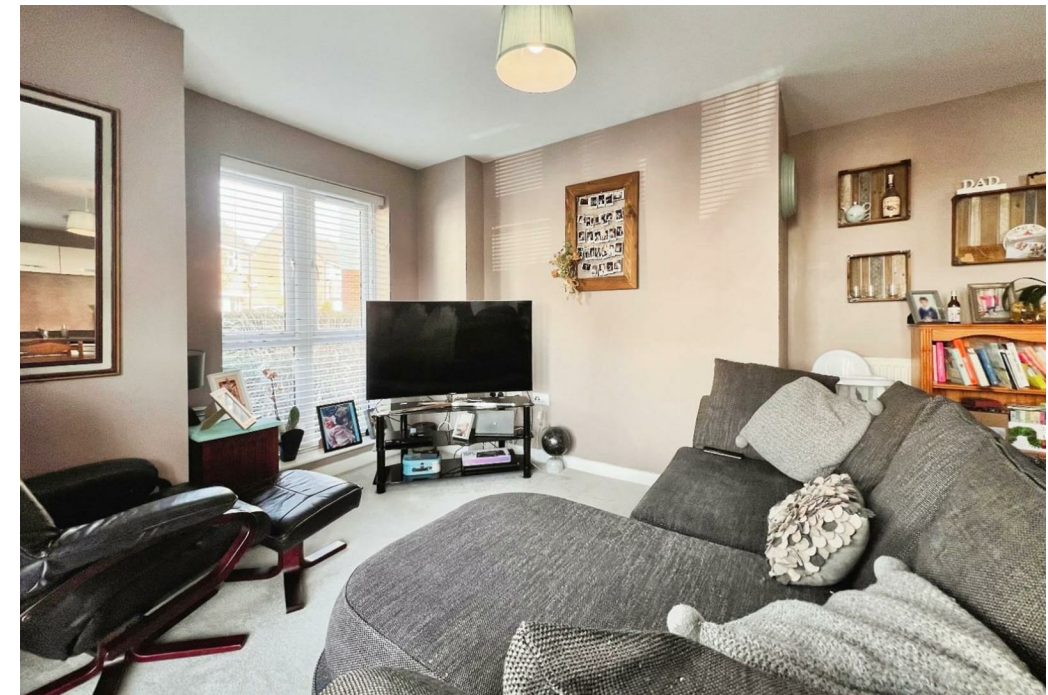
£200,000



A wonderful two bedroom, 2 bathroom GROUND FLOOR apartment set within the popular development Repton Park, located just a short walk from the Waitrose supermarket.

The accommodation consists of a handy entrance hall, ideal to kick off your shoes and hang up your coat after the long day. Once you're settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner has to offer. The kitchen is well equipped with plenty of space for your white goods. The natural light that floods into this flat is what sets this apart from the rest with not one, but two balconies to choose from! The lounge and dining space are complimented well by the double set of french doors that provide access to one of the balconies.

The hall gives access to both, the second and master bedroom, the master bedroom boasting an en-suite shower room. The second bedroom, a spacious double bedroom which offers space for free standing wardrobes within and doors leading to a balcony with space for table and chairs, but if it is more storage space you require, then pop into the hall and utilize the large double cupboard! Located next to this cupboard is the bathroom that services bedroom two, which is a spacious three-piece suite with shower attachment over the bath.



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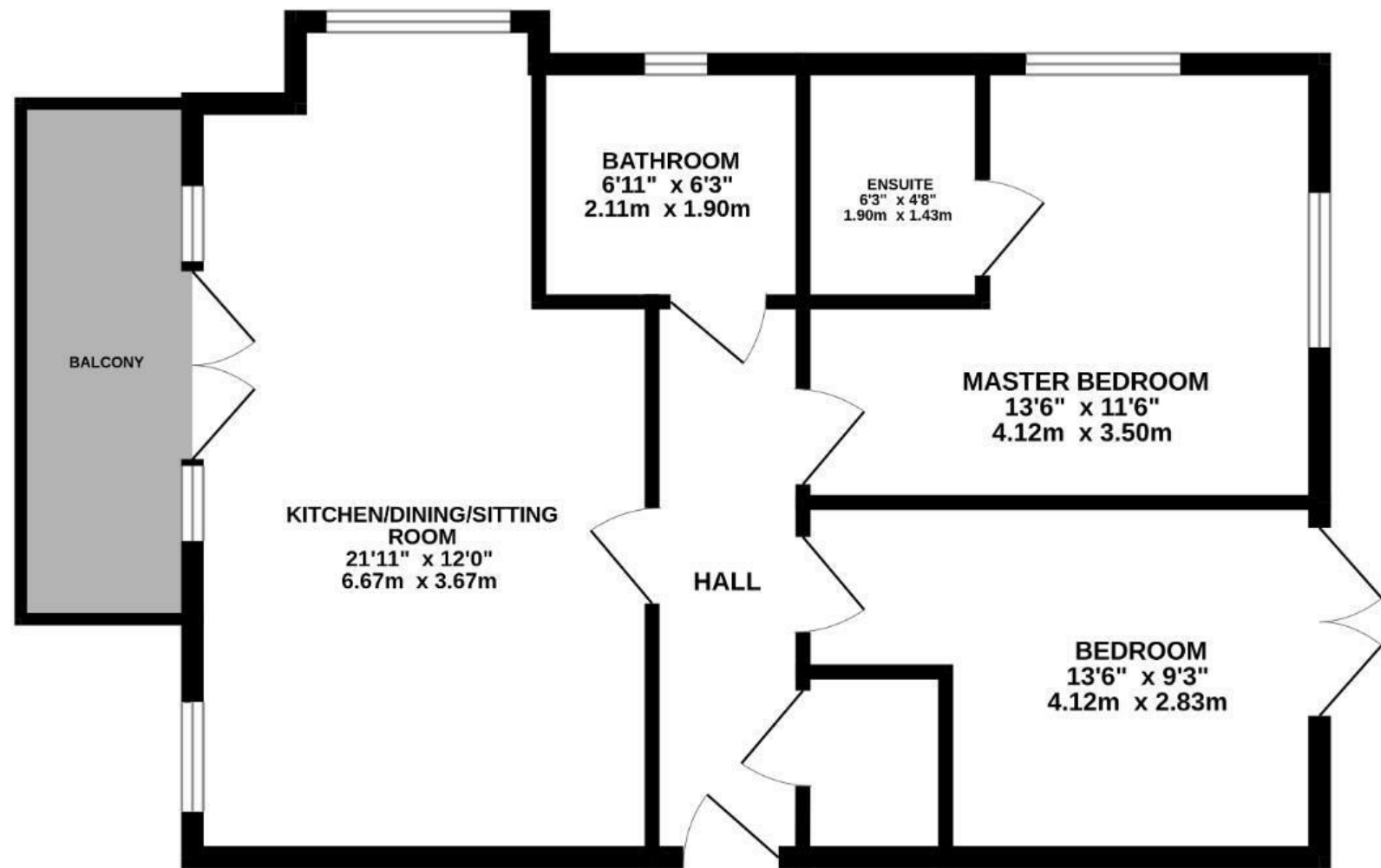
Externally the property boasts an allocated parking space, there are also plenty of visitor bays and free-unallocated parking locally. There is also a bin store for residents. We really do feel that this apartment is one not to be missed with its balcony and great location close to Ashford and its amenities. We believe this property is suitable for a first time buyer or an investor looking for a well presented flat!

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 International 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 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. 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 01233 613 613 to view TODAY!

All mains services are connected, but none have been tested by the current agent.

GROUND FLOOR

Tenure: Leasehold
Council Tax Band: B



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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- Ground floor 2 bedroom apartment
- Open plan kitchen/living/dining space
- Popular Repton Park development
- Main bathroom with en-suite to master
- Private outside space to the front and rear of the property
- One allocated parking space and visitor bays
- Lease remaining: 117 years
- Ground rent: approx £250 per annum
- Service charge: approx £2,000 per annum
- Council Tax Band: B EPC: B

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