



Nicholas Hammond Close,  
Ashford,  
TN23 3TD

£240,000

 2  2  1  B

Nestled in the desirable Nicholas Hammond Close, Ashford, this stunning ground floor flat offers a perfect blend of modern living and comfort. Built in 2019, this purpose-built apartment spans an impressive 786 square feet and boasts its own private access, ensuring a sense of exclusivity with no communal areas to navigate.

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



**As you enter, you are greeted by a spacious open plan lounge and kitchen, ideal for both relaxation and entertaining. The delightful green outlook from the apartment enhances the tranquil atmosphere, as it is positioned at the end of the block, providing a peaceful retreat from the hustle and bustle of daily life.**

**The property features two generously sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, offering convenience and privacy. The second bedroom is well-serviced by a family bathroom, making it perfect for guests or family members.**

**Additionally, this flat comes with allocated parking at the rear, adding to the convenience of urban living. With a long lease of over 990 years remaining, this property presents a fantastic opportunity for both first-time buyers and investors alike.**

**In summary, this exceptional two-bedroom apartment in Repton Park is a rare find, combining modern amenities with a serene setting. Do not miss the chance to make this delightful property your new home.**



Tenure: Leasehold  
Council Tax Band: C

- Stunning, 2 bedroom, GROUND FLOOR apartment
- Private front door with no communal areas
- Allocated parking space to rear (1)
- Open plan hub of the home with charming picture window
- Leafy-green outlook to the front elevation
- 2 Spacious double bedrooms. 2nd bedroom serviced by family bathroom
- Principal bedroom boasting en-suite shower room
- Lease length: 990yrs rem - Estate fee: £290.00 pa - Service charge: £742.00 (approx)
- EPC Rating: B - Council Tax Band: C
- Situated in the popular Repton Park Development

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | 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.