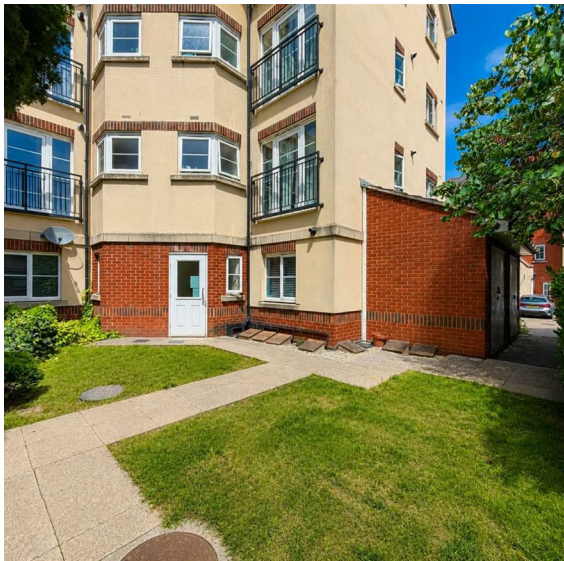
Sir John Fogge Avenue, , Ashford, TN23 3GA

Asking price: Offers In The Region Of £130,000



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This distinctive one-bedroom first floor apartment has been thoughtfully designed to maximise both space and natural light, offering an impressive layout that is rarely found in apartments of this style. The unique shape of the property creates an abundance of character while providing clearly defined living areas that flow effortlessly throughout.

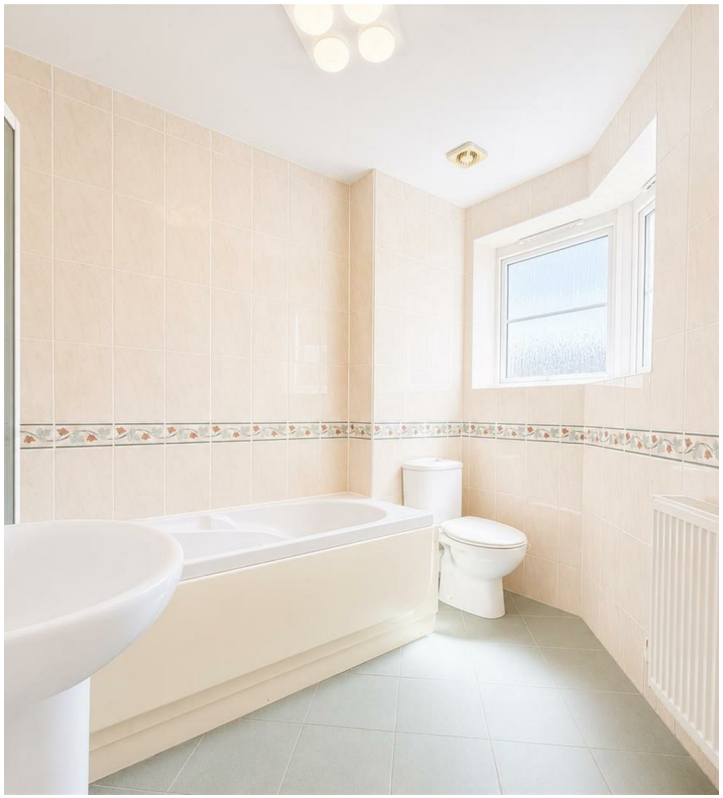
Upon entering, you are welcomed into a spacious entrance hall, which immediately sets the tone for the apartment with excellent circulation space and access to all principal rooms. The standout feature of the home is undoubtedly the remarkable open-plan kitchen, living and dining room, stretching to over 33 feet in length. The unusual angled design creates an impressive sense of space and individuality, allowing for multiple seating and dining arrangements while enjoying an abundance of natural light from the large windows and French doors. The kitchen sits neatly to one end of the room, making it ideal for both everyday living and entertaining, whilst the expansive lounge and dining area offers exceptional flexibility to suit a variety of lifestyles.

The double bedroom is generously proportioned, comfortably accommodating a double bed alongside additional bedroom furniture, whilst enjoying a pleasant outlook and easy access to the bathroom. A particularly useful feature is the generous built-in wardrobe, providing valuable storage that is often lacking in modern apartments.

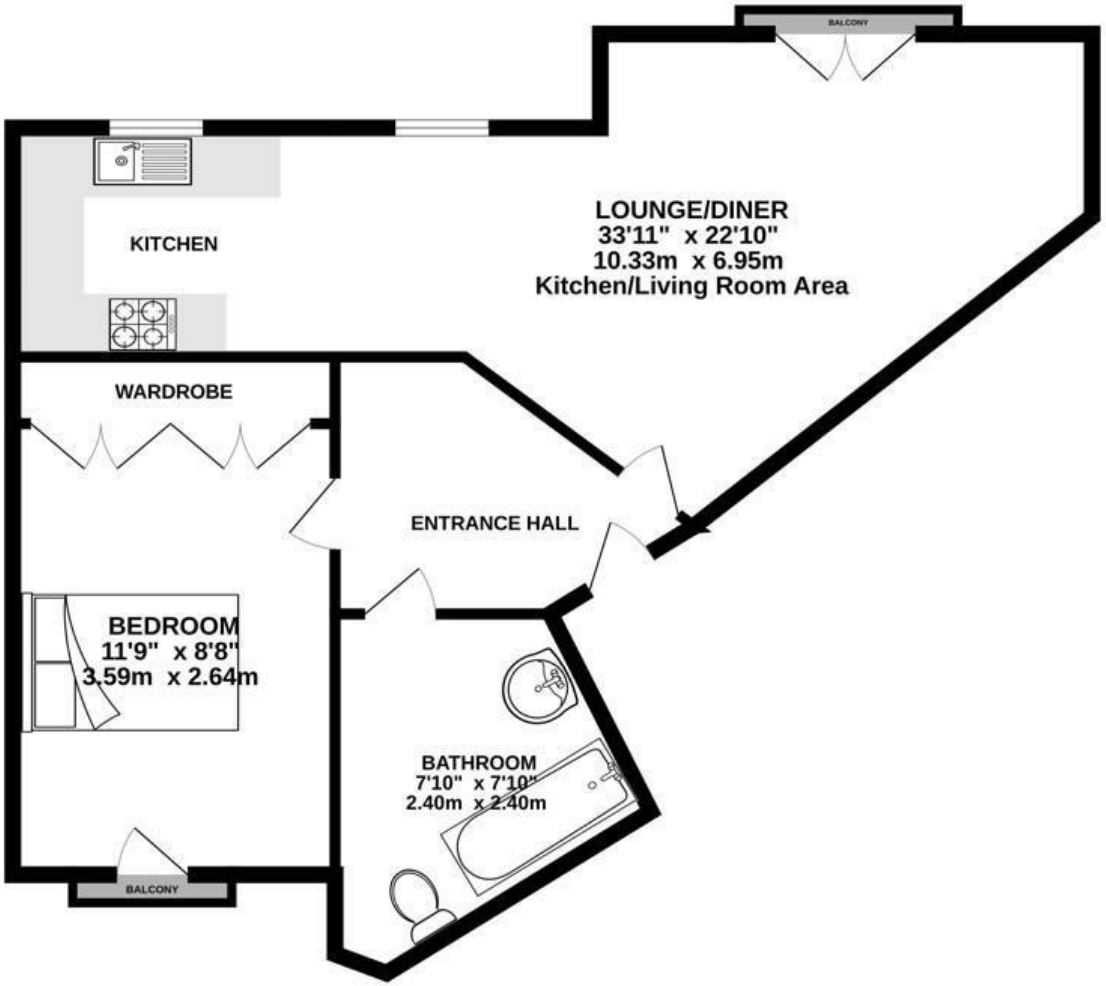
Completing the accommodation is a well-appointed family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. Externally, residents have use of the bin-store, and there is an allocated parking space found outside of the property.

Positioned within the ever-popular Repton Park development, the apartment enjoys an enviable location just a short stroll from Waitrose, cafés and local amenities, while offering excellent transport connections. Junction 9 of the M20 is easily accessible, making commuting towards Maidstone, London and the Kent coast particularly convenient, whilst Ashford International Station provides high-speed rail services into London St Pancras.

- Unique first floor apartment with a striking, contemporary layout offering over 530 sq.ft. (49.3 sq.m.) of well-planned accommodation.
- Modern fitted kitchen seamlessly integrated into the open-plan living area with ample worktop and cupboard space.
- Well-appointed family bathroom fitted with a contemporary three-piece suite including bath with shower over.
- Excellent commuter links, with easy access to Junction 9 of the M20 and Ashford International Station offering High Speed services to London.
- EPC Rating: C (71) - Council Tax Band: B
- Exceptional 33ft open-plan kitchen/living/dining room, creating a superb entertaining space filled with natural light.
- Generous double bedroom complete with a large built-in wardrobe providing excellent storage.
- Highly sought-after Repton Park location, within walking distance of Waitrose, local shops, cafés and everyday amenities.
- An ideal first-time purchase, investment or lock-up-and-leave home, combining a distinctive layout with a prime residential setting.
- Lease Length: 128 yrs - Ground rent: £125.00 pa - Service charge: £2,071.79pa



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

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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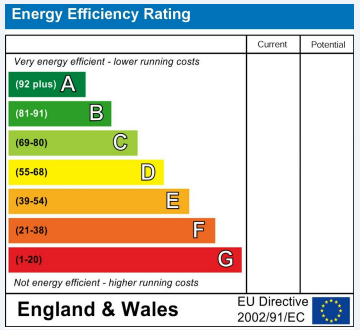
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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Viewings; Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information. **Valuations;** For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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