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HERE TO GET *you* THERE

Lancaster Way, Ashford, TN23 3GB

Lancaster Way,
Repton Park,
TN23 3GB

£200,000 OIRO

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Don't miss this opportunity to own a stunning 2-bedroom apartment in Repton Park! Achieved in 2020, this apartment blocks boasts a “Right to Manage”, meaning a reduction in approximately two-thirds of the service charges, compared to other blocks in the Repton Park area. This unique feature ensures you have greater control over the way services are provided and managed, including full transparency of management costs.

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 with regular services to London St Pancras and the Continent.

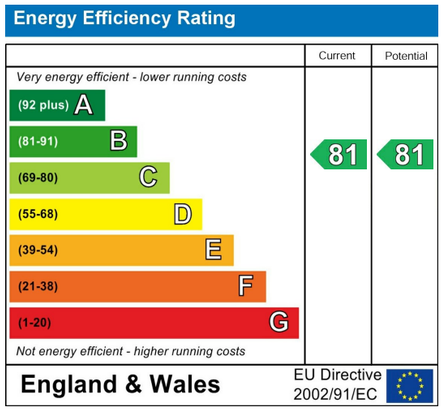
This property is one you won't want to miss! In our opinion, this home has been exceptionally maintained and decoration is such that the apartment would be ready to move into. It also benefits from ample parking in the courtyard car park and at the front of the block. As the apartment is nestled within the Repton Park development, it also provides easy access to M20 junction 9, and the Town Centre.

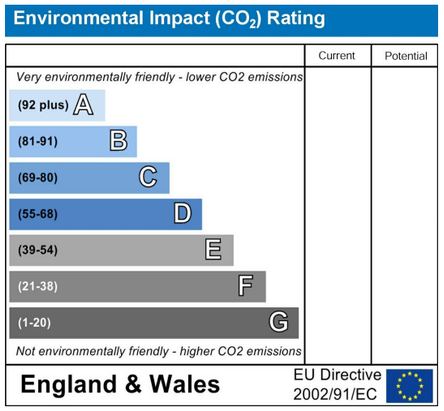
This is a well presented 2-bedroom apartment in Repton Park with the coveted right to manage status. All areas of this apartment are in excellent condition with recent redecoration in bedroom 1 and 2, and the bathroom. It is light, airy and welcoming. This well-maintained apartment offers: A spacious living area: An open plan living and dining space, perfect for entertaining or relaxing. A modern kitchen: located off the main living area, this is well proportioned kitchen with plentiful cupboard storage and worktop space. Two generous sized bedrooms: Built-in wardrobes and plenty of natural light in both rooms. Modern bathroom: Fully equipped with white bathroom suite and modern fixtures and fittings. Allocated parking space for your convenience. Location & Amenities: Access to a residents bike store and garden area. Alongside visitors parking in the courtyard car park, and plentiful parking spaces at the front of the block.

We truly feel this property is likely to suit a variety of buyers, for those looking for a good buy to let, or could be ideal for a first time buyer looking to occupy a stunning apartment for the first time! Please call Hunters, sole agents to arrange your viewing now! Call to view TODAY!

Leasehold Information: Number of years remaining on the lease: 129 years. Current service charge: £1,296.44 per year. Council tax band: B, EPC Is a B rating. All mains services are connected, but none have been tested by the agent. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%) Average Broadband Speed: Untested. All mains services are connected but none have been tested by the agent.

- No Onward Chain Complications ** 1st floor 2 Bedroom Apartment
- 'Right to Manage status' Allowing owners to have more control over costs
- Boasting far reaching views thanks to it's elevated position
- Generous open plan hub of the home with light flooded kitchen/diner
- Popular Repton Park Location, Walking distance to Waitrose
- Allocated parking with a number of visitor bays
- Council Tax Banding: B - Energy performance certificate: B
- Well kept communal garden + Secure bike store for residents use
- Lease length: 129yrs approx, Service charge: £1296.44 - Ground rent: £125.00
- Not overlooked — enjoys open, unobscured views with no overlooking from parking areas





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.

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21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE Tel: 01233 613613
Email: ashford@hunters.com