



John Amoores Lane

Ashford





Introducing

An immaculately presented apartment on the popular Repton Park development, offered for sale with no onward chain.

The notably light and airy accommodation comprises a contemporary open plan kitchen/living space, two bedrooms, en suite and family bathroom. Allocated parking can be found to the rear of the property whilst further benefits including gas central heating, double glazing and a private balcony.

Leasehold - 115 years remaining

Annual Management Charge £1.870.

Annual Ground Rent - £180.

At a Glance

John Amoores Lane

Ashford, TN23

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offers In Excess Of



- CONTEMPORARY APARTMENT
- OFFERED FOR SALE WITH NO CHAIN
- SECOND FLOOR
- TWO BEDROOMS
- EN SUITE & FAMILY BATHROOM
- PRIVATE BALCONY
- ALLOCATED PARKING
- SHORT WALK TO LOCAL SCHOOLS, CAFE'S AND TRANSPORT LIINKS
- EPC RATING - B (85)
- LEASEHOLD - 115 YEARS REMAINING





In Detail



Communal Entrance Hall

Security intercom, stairs to all floors.

Open Plan Kitchen/Living Space

A wonderfully light and airy space with a dual aspect and sliding patio doors opening on to the balcony.

Range of fitted wall and base units with high gloss finished to cupboards and drawers, stainless steel sink with mixer tap drainer unit, plumbing and space for washing machine, electric oven with four ring ceramic gas hob, extractor hood and lighting above, radiators, cupboard housing gas fire boiler.

Balcony

Enclosed seating area.

Bedroom One

Double glazed window, radiator, door to:

En Suite

Cubicle housing main shower with folding glazed screen, tiled surround, low-level WC pedestal hand basin with chrome mixer tap, heated towel rail, extractor fan.

Bedroom Two

Double glazed window, radiator.

Bathroom/WC

Panelled bath with tiled surround, low-level WC pedestal hand basin with chrome mixer tap, radiator, extractor fan.

Allocated Parking

For one car.

Tenure

Leasehold: Balance of 125 years from 2017.

Annual Management Charge : £1,870

Ground Rent : £180.

Services

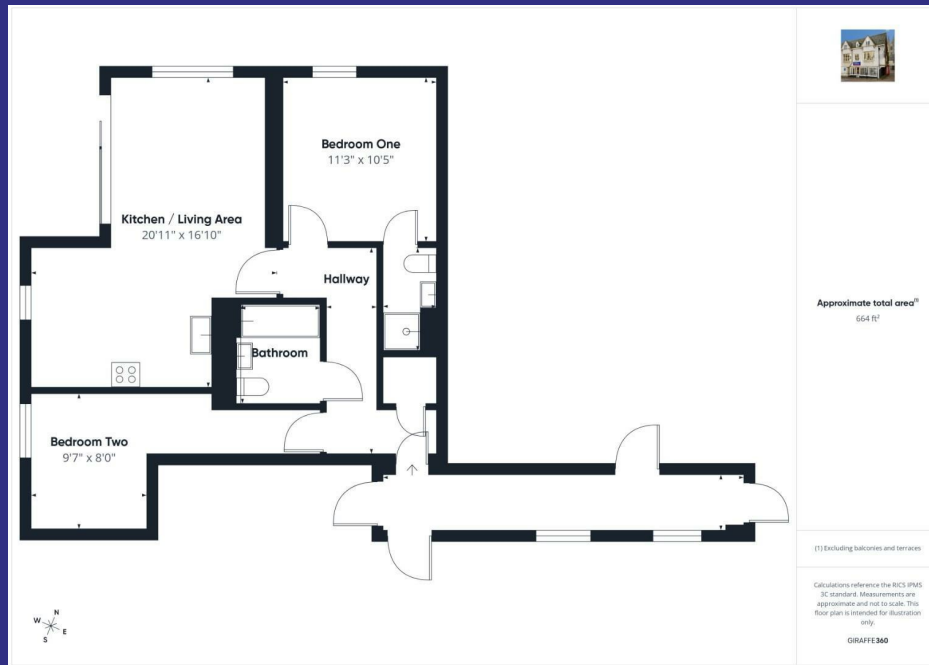
All mains services connected.

Council Tax

Ashford Borough Council Band: B



Floorplan



**GOULD
HARRISON**

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Key Information

Offers In Excess Of £215,000 Leasehold

Local Authority | Ashford Borough Council

Council Tax Band | B

Energy Efficiency Band | B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	85	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.