

# Ordinance Way Repton Park, Kent, TN23 3FD

Offers in region of: Asking Price £220,000



## **Beautifully Renovated, 2 Bedroom-Top-Floor Apartment in Sought-After Repton Park**

**This stunning recently renovated two-bedroom top-floor apartment is a rare find in the highly desirable Repton Park development in Ashford, Kent. Thoughtfully remodelled throughout, the home now offers a modern, stylish interior paired with clever design features you won't find elsewhere.**

**At the heart of the home is the show-stopping open-plan lounge/diner, seamlessly flowing into a beautiful white-gloss fitted kitchen complete with a central island—perfect for entertaining or relaxed everyday living. Natural light fills the space thanks to the balcony and double windows, enhancing the apartment's contemporary feel and welcoming atmosphere. There is space for a table and chairs to dine at, and a comfortable living section, all playing a distinctive part in day to day family life. A standout feature of this property is the unique study area, a smart addition not seen in any other apartment within Repton Park—ideal for home working or creative use.**

**The spacious master bedroom includes two built-in cupboards, while the second bedroom provides excellent flexibility for guests or younger children, here you don't need to sacrifice this, as there's that fantastic office addition already here for you! The modern family bath suite boasts sleek finishes and a luxurious rainfall shower, wash hand basin & W/C.**

**Further benefits include a garage en-block offering fantastic external storage space, or off-road parking if required. This is truly a home that must be viewed in person to be fully appreciated—a beautifully finished, one-of-a-kind apartment offering both style and practicality in a fantastic location.**

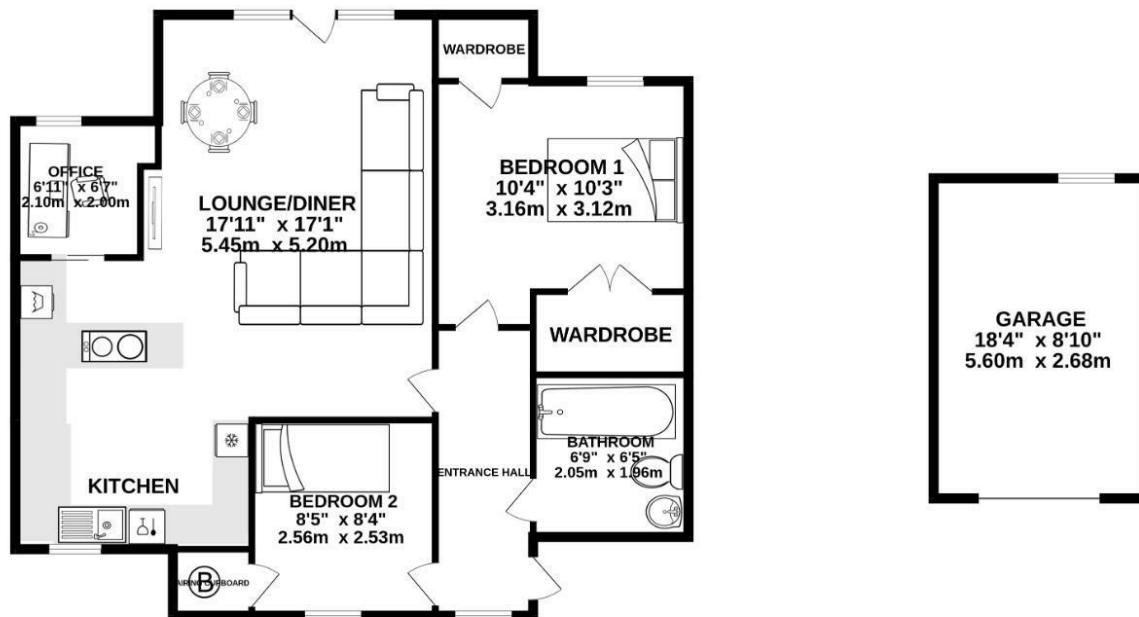
**The flat is located within the extremely popular area of Repton Park, just outside of Junction 9 of the M20. Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords easy access to the motorway. Repton Park benefits from public transport links to the Town 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. All mains services are connected: None have been tested by the agent.**

- A remodelled, stunning 2 bedroom, top floor apartment
  - Offered with Garage
  - Generous 'hub' - family reception room with balcony
- Recently updated, modern family bath-suite with rain-fall shower
- Service charge: £1,850 per annum - Ground rent: £300.00 per annum
- Located in the popular Repton Park development
- Beautiful white-gloss integrated kitchen & central island
- Spacious principal bedroom with two sets of built in storage
  - EPC Rating: C - (78) Council Tax Band: B
  - Lease - 125yr term: (104approx) yrs remaining



GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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### Viewings

Please contact [ashford@hunters.com](mailto: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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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.