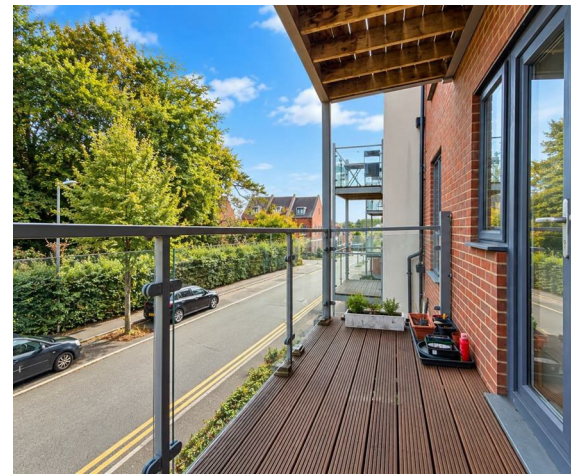


James Ewart Avenue, Repton Park

Asking Price £180,000





Occupying a desirable first-floor position, this well-presented two-bedroom apartment combines modern living with an exceptionally convenient location. A fantastic range of everyday amenities can be reached within just a few minutes on foot, including coffee shops, a convenience store, dentist, barber, hairdressers and a selection of independent retailers. Waitrose and the local primary school are also approximately a five-minute walk away, making this an ideal home for those seeking a lifestyle where everything is close at hand.

The apartment itself is light, spacious and intelligently designed to make the most of every square foot. Both bedrooms are comfortable doubles, while the bathroom benefits from natural light and ventilation thanks to its window – a feature not often found in modern apartments. Rather than sacrificing valuable living space for an en suite, the layout has been carefully considered to create a home that feels more open, practical and spacious throughout.

At the heart of the property is the impressive open-plan living area, seamlessly combining the lounge, dining space and kitchen. Whether you're relaxing after a long day or entertaining friends and family, this versatile room offers plenty of space to enjoy. French doors open onto a private balcony overlooking an attractive green space, providing a far more appealing outlook than neighbouring apartment blocks. The peaceful setting allows you to enjoy the changing seasons from both the balcony and the comfort of the living area, creating a wonderful extension of the home.

The kitchen has been thoughtfully designed with generous worktop space, an excellent range of cupboards for storage and ample room for a dining table, making it equally suited to everyday meals and social occasions.

Outside, the property benefits from an allocated parking space, together with plentiful visitor parking available within the development and additional unrestricted parking nearby, ensuring convenience for both residents and guests.

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 International 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. 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.

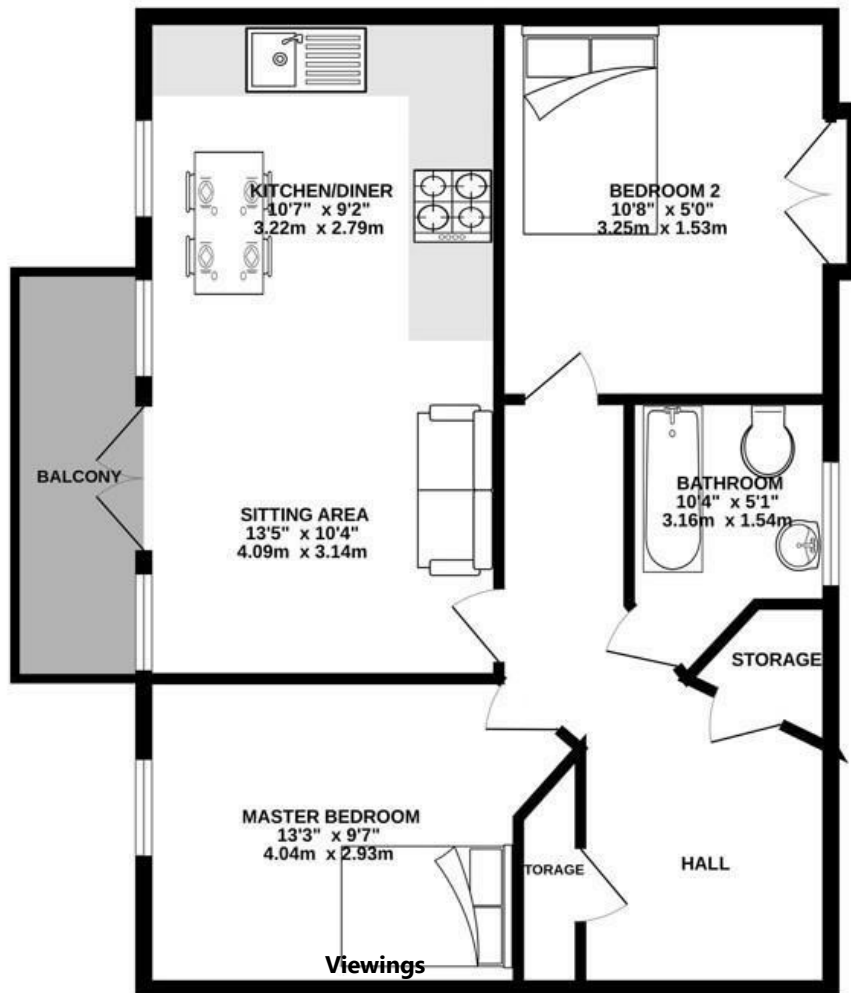
We truly feel this property is likely to suit a variety of buyers, ideal for a first time buyer looking to occupy a stunning flat for the first time or an ideal investment opportunity. Please call Hunters, sole agents to arrange your viewing now

- A 1st Floor - 2 Bedroom Apartment, Repton Park
- Spacious master bedroom with large window
- Open plan lounge/kitchen & dining area flooded with natural light
- Allocated, off street parking to rear
- Ground rent: £300.00per year | Council Tax Band: B | EPC Rating: (78)
- Sold with no onward chain complications
- Modern family bathroom servicing both bedrooms
- Balcony offering charming green-outlook
- Service charge: £1,863.79 - Lease length: 111 years approx
- Located in Repton Park, Ashford, Kent



1ST FLOOR

657 sq.ft. (61.0 sq.m.) approx.



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.

TOTAL FLOOR AREA : 657sq.ft. (61.0 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.
 Made with Metronome 2/20/06

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	77	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.



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