

HUNTERS[®]

HERE TO GET *you* THERE



Barley Mow View, Repton Park, Ashford, Kent
Asking Price £190,000

DESCRIPTION

Two bedroom GROUND FLOOR apartment with spacious rooms & allocated parking space- Located with the sought after location of Repton Park. This apartment is sure to suit a verity of buyers, from first time buyers, and those whom may be looking to downsize to gain ground floor living at the fraction of the costs of a bungalow.

As you access your home, you'll note a light and airy entrance hall, which is well lit due to the smart placement of the window. The hall provides access into the homes large spacious lounge/dinning room that offers plenty of natural light from the number of windows found within. The open plan 'hub' of the home allows space for a cosy reception suite as well as table and chairs + a good sized kitchen area with hard floor, along with a great array of wall and base units providing plenty of space for free standing appliances if needed.

There are two bedrooms, a master bedroom, and a single bedroom, between the bedrooms is the apartments family bathroom, with shower over bath, w/c and wash hand basin. This apartment is being brought to the market in good decorative order in our opinion ready for it's next owner.

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.

Please ensure you contact Hunters, Sole agents early to book your viewing to avoid missing out, please call on 01233 613613.

- A delightful, 2 bedroom GROUND FLOOR Apartment
- Walking distance to Waitrose Supermarket & Buss Stop
- 2 Bedrooms, 1 Double & 1 Single
- Apartment block boasting & residents lift
- SERVICE CHARGE : £1,800.00 Per Year - Ground Rent: £200.00 Per Year
- Located in the ever popular Repton Park
- Large, Open-Plan Lounge/Kitchen & Dining room
- Family bathroom servicing both bedrooms
- EPC Rating: B (81) - Council Tax Band: B
- Lease Length: Lease installed at 125 yrs in 2004: 103yrs remaining





Total approx floor area: 666.5 ft² (619 m²)
 Ground Floor: 666.5 ft² (619 m²)

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.

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		81	81
(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	

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.

