

Laurens Van Der Post Way, Repton Park

Asking price: £210,000



HUNTERS®

HERE TO GET *you* THERE

A top floor, 2 bedroom, apartment - Located in Repton Park.



A top floor - two-bedroom apartment, situated within the popular Repton Park development, brought to the market with no onward chain complications.

As you enter this apartment the space on offer is apparent. The entrance hall provides a handy place to kick off your shoes and hang up your coat in the large double cupboard, offering essential storage, easing the strain on all that comes with family life! The 'hub' of the apartment is the large open plan lounge/kitchen dining room located at the front of the property - a room that is prime for entertaining guests! The room is flooded with natural light thanks to the addition of a large balcony accessed via double doors too!



The kitchen section offers plenty of space for the required appliances whilst offering enough worktop space as well as wall and base units to stow away all those pots and pans. Across the hall you will find one of two large double bedrooms - The master bedroom is plentiful in floor space and ideal for a large double bed. Located next to this room, is the guest bedroom; again a -proportioned double with window to rear. Finishing the accommodation nicely is a large family bathroom with shower over bath, wash hand basin and W/C that services both bedrooms.

We feel that this property is perfect for a first-time buyer or investment purchase. The property benefits from an allocated parking space and offers a handy bin & bike store for use of the residents, there are also a number of visitor bays to rear, as well as visitor spaces to the front.

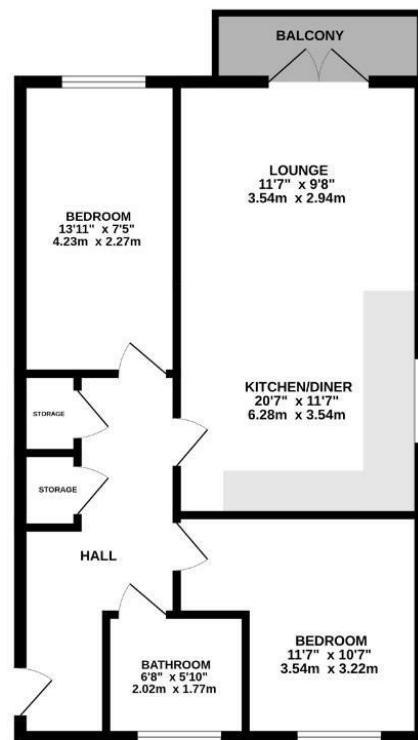


The flat is located within the extremely popular area of Repton Park. just outside of Junction 9 of the M20. Repton Park is located approximately 2 miles to the north west of Ashford's Town Centre and affords easy access to the motorway. Repton Park benefits from public transport links to the Town Centre 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 Well Presented - Two bedroom, Top floor apartment
- Family bathroom servicing both bedrooms
- Popular Repton Park Development - Overlooking park
- Ample visitor parking within the area
- Lease term: 125 yrs installed in 2011 - 111yrs remaining
- Two, Spacious double bedrooms
- Large open plan lounge/kitchen/diner with balcony access
- Allocated parking to rear of building (1 space)
- Ground rent: £125.00 per annum - Service charge: £1,250 per annum
- EPC: B (81) - Council Tax Band: B





LAURENS VAN DER POST WAY

Whilst every attempt has been made to ensure the accuracy of the description 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

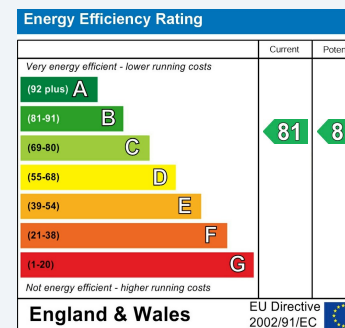
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.