

Ashford Office: 2 High Street, Ashford, Kent, TN24 8SQ
 01233 632383
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

New Romney Office: 24 High Street, New Romney, Kent, TN28 8BY
 01797 362898
 E: info@andrewandco.co.uk
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade, High Street, Maldstone, Kent, ME14 1LL
 01622 687698
 E: maldstone@andrewandco.co.uk
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street, Faversham, Kent, CT19 4ET
 01303 279955
 E: chertton@andrewandco.co.uk
 www.andrewandco.co.uk

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Total area: approx. 55.4 sq. metres (596.2 sq. feet)
 Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Plan produced using PlanUp.





EPC Rating:
C



Beautifully presented one bedroom coach house situated in the popular area of Repton Park. With carport and balcony. This property has a modern open plan living space and your own entrance door, and would be a fantastic opportunity for first time buyers or investors.

You can park in the car port directly underneath the coach house go through your personal door around to your entrance door to the coach house. Inside you have space for your coats and shoes and stairs lead you to the hallway where you will find doors to the

bedroom, airing cupboard, bathroom and lounge/diner which leads you to the kitchen and balcony. The Bedroom is a generous size with double built in wardrobes and additional storage cupboard, the bathroom has a low level WC, pedestal wash hand basin and panelled bath with shower over.

The lounge/diner is a great size and space with a large window to one end and double French doors leading to the balcony on the other, this room is flooded with natural light.

- One Bedroom Coach House
- Carport
- Remaining NHBC warranty
- Balcony with space for table and chairs
- Popular Repton Park

The Kitchen has a range of wall and base units, with integrated appliances including, fridge/freezer, oven and hob and space for washing machine.

The Balcony is a welcoming outside space with space for a bistro table and chair set. Outside in addition to the carport you also have a personal lockable outside storage shed.

Agents Note: We have been informed by the owner of the property that the current ground rent is £200 per annum and the service charge is £788.52 per annum. The Lease currently has 117yrs remaining.

LOCATION Repton Park is a popular location, and with its green spaces, close proximity to the Town Centre and Mainline Station as well as Junction 9 of the M20 it is easy to see why. Repton Park also has a local Waitrose, a diverse range independent shops including coffee shop and popular local school.

Tenure: Leasehold

Local Authority: Ashford Borough Council

