



## 5 Lancaster Way, Ashford

In Excess of £215,000

Skippers

## 5 Lancaster Way

Ashford, Ashford

Offered with no chain this Immaculate two-bed ground floor apartment in Repton Park. Recently renovated, modern kitchen and bathroom, spacious living, allocated parking, close to M20, local shops, school, and restaurants.

Council Tax band: B

Tenure: Leasehold

- 2 bed ground floor apartment
- Refurbished kitchen and bathroom
- Allocated and visitor parking
- Offered for sale with no onward chain
- 2 double bedrooms with built-in wardrobes
- Popular & Convenient Repton Park Area
- Short Walk to Play Park, Repton Primary School & Parade of Shops including Waitrose
- Bus Stop located within Short Walking Distance with Regular Services to Town and international train station



### Hallway

Spacious entrance hallway with wooden flooring, radiator and secure communal entrance phone system. Double-glazed window to the front with half privacy frosting. Broadband and telephone points. Storage cupboard housing the Worcester Bosch boiler.

### Lounge/ Diner

Bright and spacious dual-aspect living/dining area. Wooden flooring throughout. Windows to both front and rear allowing plenty of natural light. Radiators. TV and telephone points. Flexible layout for both seating and dining space.

### Kitchen

Newly fitted modern kitchen installed as part of the current owners' renovation. Luxury granite worktops with inset stainless steel sink and granite splashback. Built-in electric oven by Zanussi with Bosch gas hob including wok burner and FlameSelect controls. Tiled flooring. Storage cupboards at both eye and base level. Space for dishwasher, washing machine, and fridge freezer. Window to front aspect.





### **Bathroom**

Modern, fully renovated bathroom. Large walk-in shower with marble-effect fully tiled walls. Overhead rainfall shower plus handheld attachment. Inset shelving for cosmetics and toiletries. Built-in vanity unit with sink and toilet, with storage above and below. Mirror and extractor fan. Heated towel rail radiator. Luxury tiled flooring.

### **Master Bedroom**

Double bedroom positioned to the rear. Thick plush fitted carpet. Triple built-in wardrobes providing excellent storage. Radiator. TV and telephone points. Quiet rear aspect window.

### **Bedroom 2**

Double bedroom with rear-facing window. Matching fitted plush carpet. Built-in wardrobe. Radiator. TV and telephone points.









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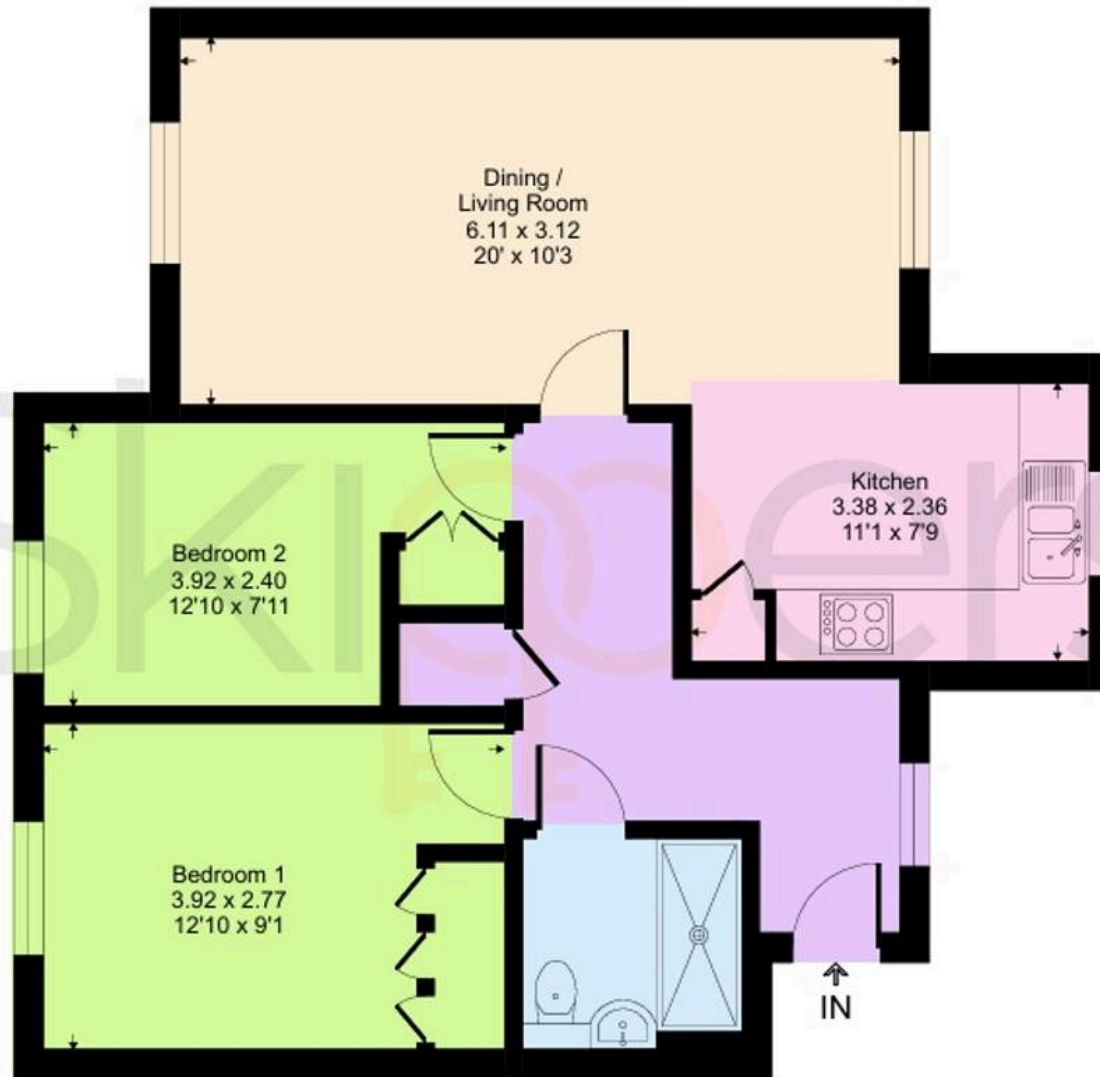
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# Lancaster Way, TN23

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft



**Ground Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

[ashford@skippers-ea.co.uk](mailto:ashford@skippers-ea.co.uk)

[skippers-ea.co.uk](http://skippers-ea.co.uk)



