

JOHN MURRAY

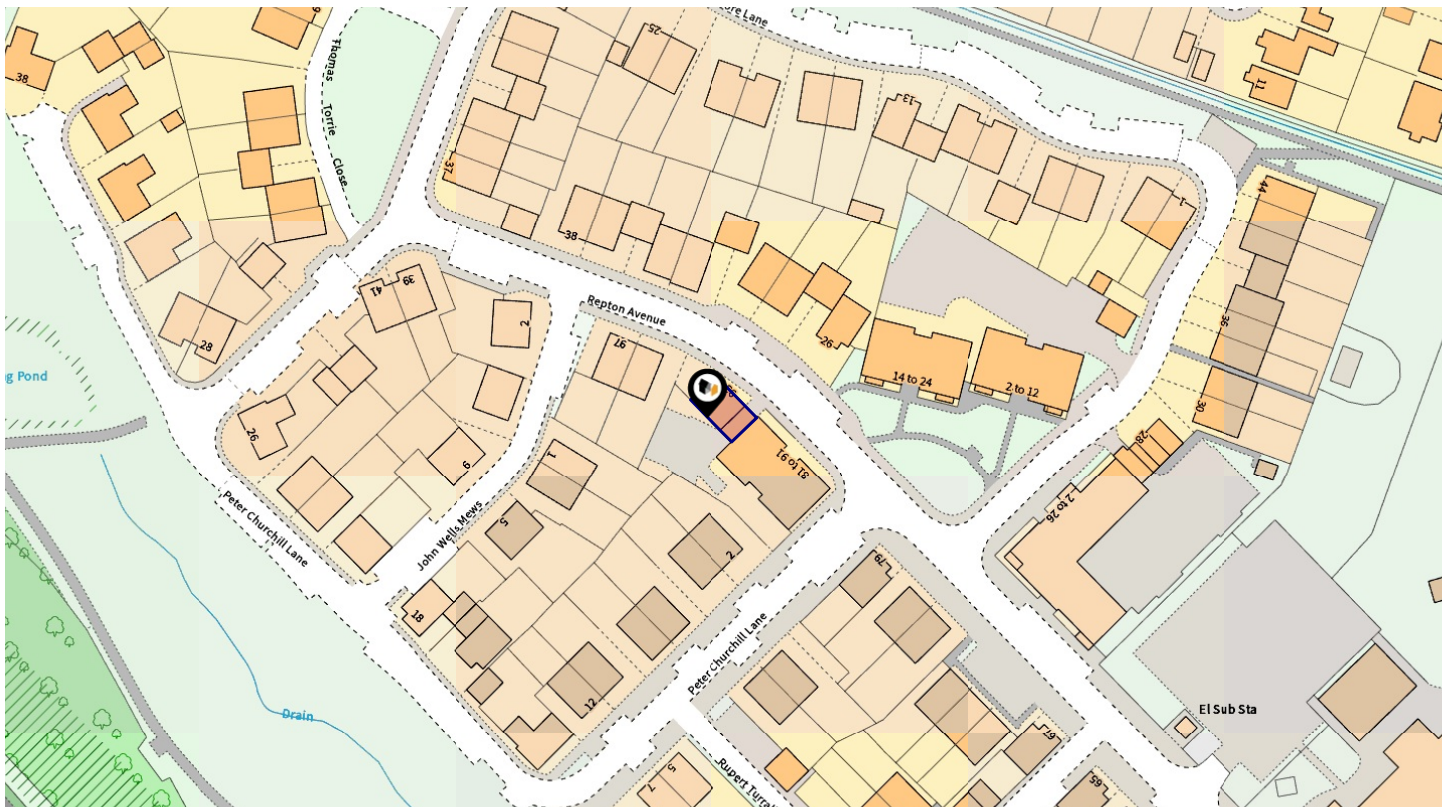
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Potential Buyer(s),

KEY FACTS FOR BUYERS

93, Repton Avenue, Ashford, TN23 3RX

September 2021



A guide to this property and the local area

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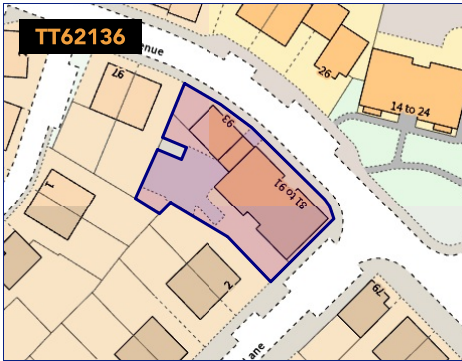
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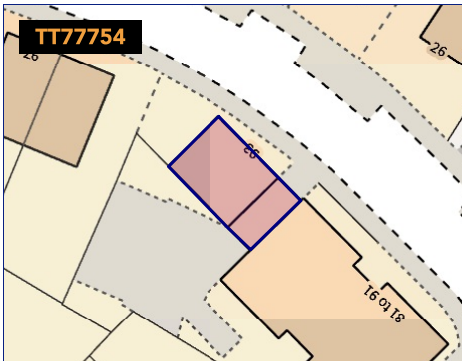
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 2017	01 Jan 2142	125 years	120 years

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7th September 2021

INTRODUCTION

Potential Buyer(s)

This 'Key Facts for Buyers' Report is produced to give potential purchasers as much relevant information as possible about the property they may be interested in, and its surrounding areas.

I am committed to provide an outstanding level of service for buyers as well as my selling Clients and this report will hopefully help inform your decision-making process about viewing and then offering to purchase in an informed manner.

If I can be of any additional help, please do not hesitate to contact me.

My office number is 01233 885180 or by email if you prefer on john.murray@exp.uk.com.

I will HELP 7-days a week and look forward to doing so.

Kind regards

John

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PROPERTY OVERVIEW

93, REPTON AVENUE, ASHFORD, TN23 3RX










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	721.18 ft ² 67.00 m ²
Plot Size:	0.02 acres
Council Tax Band:	B
Annual Cost:	£1,470.18 (min)
Land Registry Title Number:	TT77754
Tenure:	Leasehold
Lease Start Date:	01 Jan 2017
Lease End Date:	01 Jan 2142
Lease Term:	125 years from 1 January 2017
Term Remaining:	120 years
Last Sold On:	4 June 2020
Last Sold Price:	£185,000
£/sqft:	£256.59

AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Ashford
Predicted Broadband Speeds	
Basic:	7 Mbps
Superfast:	40 Mbps
Ultrafast:	1000 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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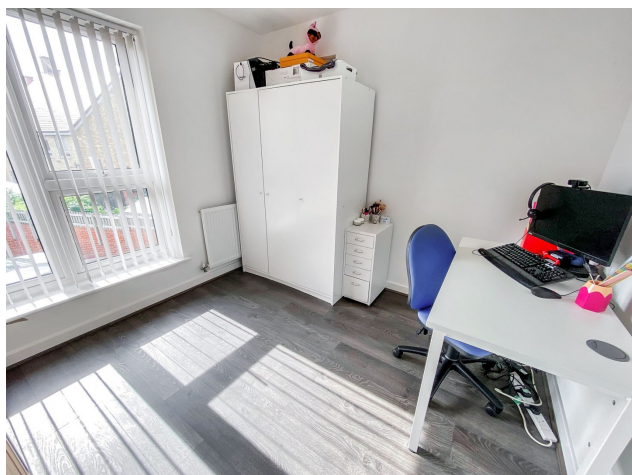
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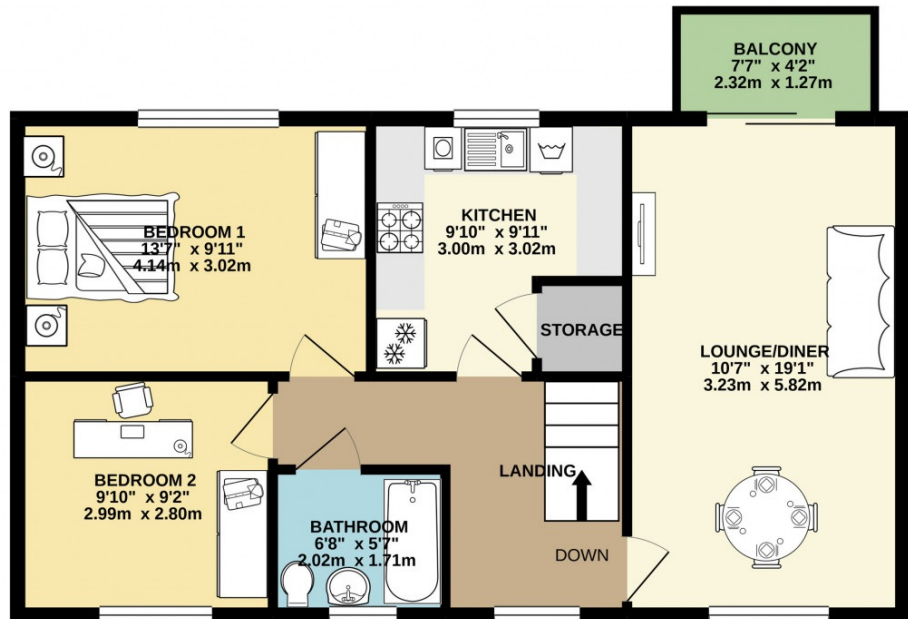
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
68 sq.ft. (6.3 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.6 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.
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EPC

93, Repton Avenue, ASHFORD, TN23 3RX		Energy rating B
Valid until 11.09.2027	Certificate number 9028-5082-7301-5233-9910	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SOLD ON YOUR STREET

SINCE 1995

87, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
18/03/2021	£199,000
27/10/2017	£194,950
41, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
09/10/2020	£210,000
24, Cedar Parade, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
09/10/2020	£275,000
65, Repton Avenue, Repton Avenue - Detached House	
Dates Sold	Price
15/07/2020	£360,000
22, Cedar Parade, Repton Avenue, Repton Avenue - Other House	
Dates Sold	Price
05/06/2020	£270,000
93, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
04/06/2020	£185,000
29/09/2017	£196,950
27, Cedar Parade, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/03/2020	£280,000
Unit 6, Repton Park, Repton Avenue, Repton Avenue - Other House	
Dates Sold	Price
21/01/2020	£123,216
19, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
20/12/2019	£205,000

31, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
18/12/2019	£190,000
23, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
13/03/2019	£160,000
2, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
31/05/2018	£179,950
6, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
31/05/2018	£196,950
4, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
21/05/2018	£192,950
24, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£195,950
16, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£191,500
22, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£194,950
12, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£196,950

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SINCE 1995

20, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£193,950
18, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£192,950
10, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£195,950
14, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£191,950
8, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/04/2018	£194,950
26, Repton Avenue, Repton Avenue - Detached House	
Dates Sold	Price
21/12/2017	£339,950
89, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
15/12/2017	£192,950
36, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
01/12/2017	£317,950
25, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
03/11/2017	£170,000
16/06/2017	£132,500

30, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
31/10/2017	£315,950
38, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
31/10/2017	£316,950
34, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
31/10/2017	£297,950
83, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
30/10/2017	£189,950
28, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
30/10/2017	£310,000
32, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
27/10/2017	£299,950
81, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
27/10/2017	£175,950
85, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
29/09/2017	£189,950
91, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
29/09/2017	£194,950
29/09/2017	£194,950

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SOLD ON YOUR STREET SINCE 1995

95, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
27/07/2017	£309,950
97, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
30/06/2017	£308,995
67, Repton Avenue, Repton Avenue - Detached House	
Dates Sold	Price
05/04/2017	£330,950
55, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
31/03/2017	£169,950
35, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
24/02/2017	£187,950
45, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
03/02/2017	£179,950
57, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
31/01/2017	£190,000
49, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
06/01/2017	£175,000
77, Repton Avenue, Repton Avenue - Semi-Detached House	
Dates Sold	Price
23/12/2016	£304,950

29, Repton Avenue, Repton Avenue - Flat-Maisonette House	
Dates Sold	Price
06/12/2016	£169,950

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Repton Manor Primary School	Good	480	0.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Godinton Primary School	Good	420	0.47 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highworth Grammar School	Outstanding	1516	0.64 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	St Teresa's Catholic Primary School	Good	215	0.74 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashford, St Mary's Church of England Primary School	Good	419	0.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Goldwyn Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The Wyvern School (Buxford)	Good	306	0.91 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Goldwyn School	Outstanding	159	1.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Ashford Oaks Community Primary School	Good	446	1.24 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Victoria Road Primary School	Good	206	1.25 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Chilmington Green Primary School	-	72	1.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Goat Lees Primary School	Good	210	1.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashford School	-	1001	1.31 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14	Phoenix Community Primary School	Good	208	1.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Simon of England Roman Catholic Primary School, Ashford	Good	206	1.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Great Chart Primary School	Outstanding	451	1.44 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Beaver Green Primary School	Good	445	1.6 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

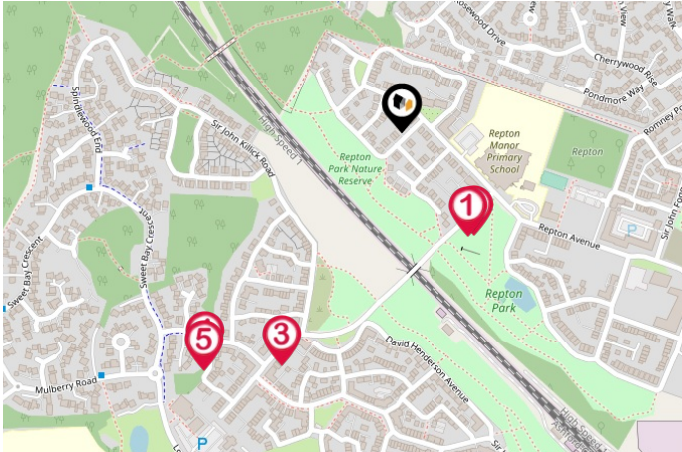
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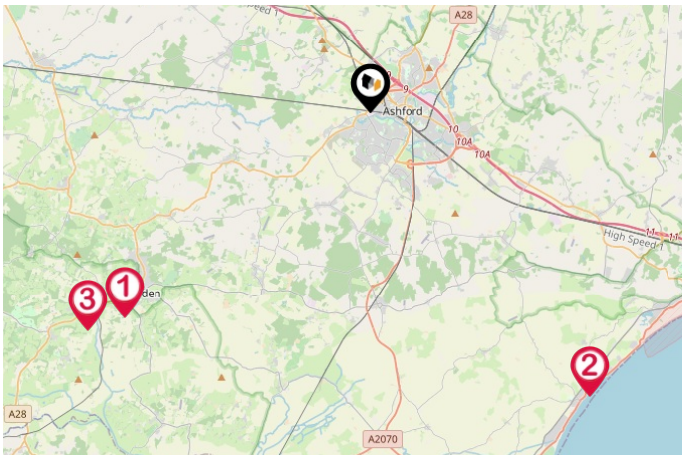
LOCAL AREA

NEAREST TRANSPORT LINKS



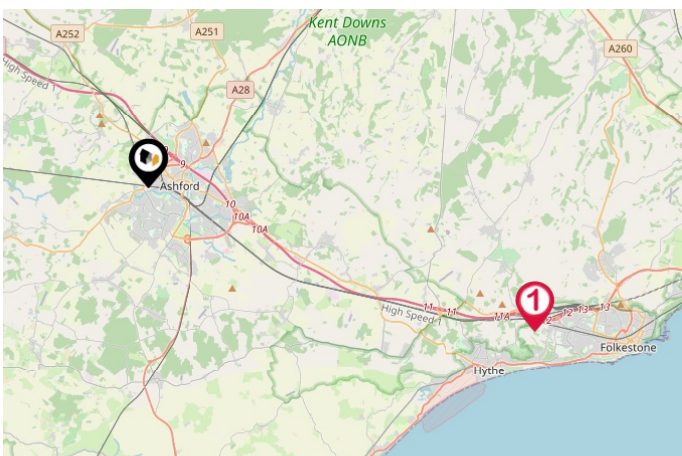
BUS STOPS/STATIONS

- 1 - Repton Manor School | 0.12 miles
- 2 - Repton Manor School | 0.12 miles
- 3 - Evergreen Way | 0.24 miles
- 4 - Heartwood Drive | 0.28 miles
- 5 - Heartwood Drive | 0.28 miles



LOCAL CONNECTIONS

- 1 - Tenterden Town Rail Station (KESR) | 9.43 miles
- 2 - Burmarsh Road Station (RHDR) | 10.77 miles
- 3 - Rolvenden Rail Station (KESR) | 10.53 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 12.38 miles

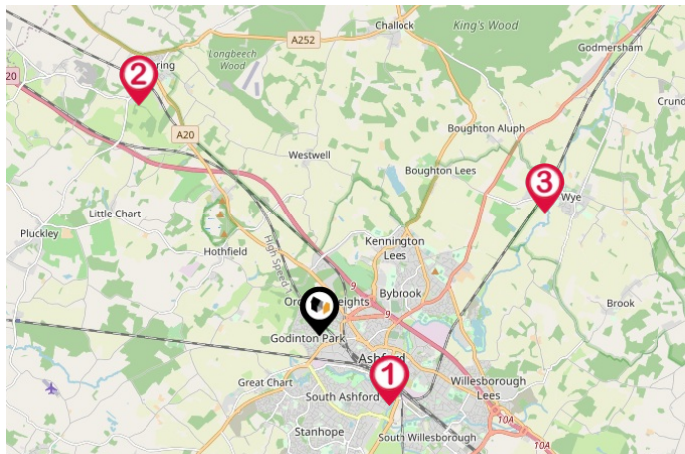
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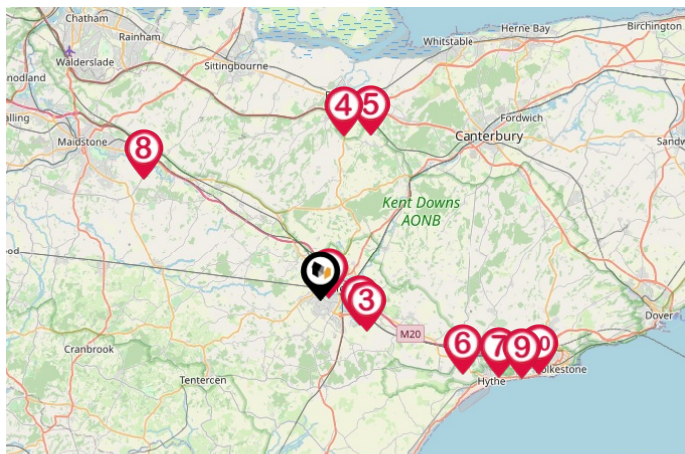
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 1.5 miles
- 2 - Charing (Kent) Rail Station | 4.32 miles
- 3 - Wye Rail Station | 3.87 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 0.75 miles
- 2 - M20 J10 | 2.93 miles
- 3 - M20 J10A | 3.49 miles
- 4 - M2 J6 | 9.97 miles
- 5 - M2 J7 | 10.4 miles
- 6 - M20 J11 | 9.69 miles
- 7 - M20 J11A | 11.71 miles
- 8 - M20 J8 | 12.58 miles
- 9 - M20 J12 | 13.03 miles
- 10 - M20 J13 | 13.93 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 14.56 miles
- 2 - London Southend Airport | 29.1 miles
- 3 - Kent International Airport | 25.52 miles
- 4 - Biggin Hill Airport | 37.39 miles

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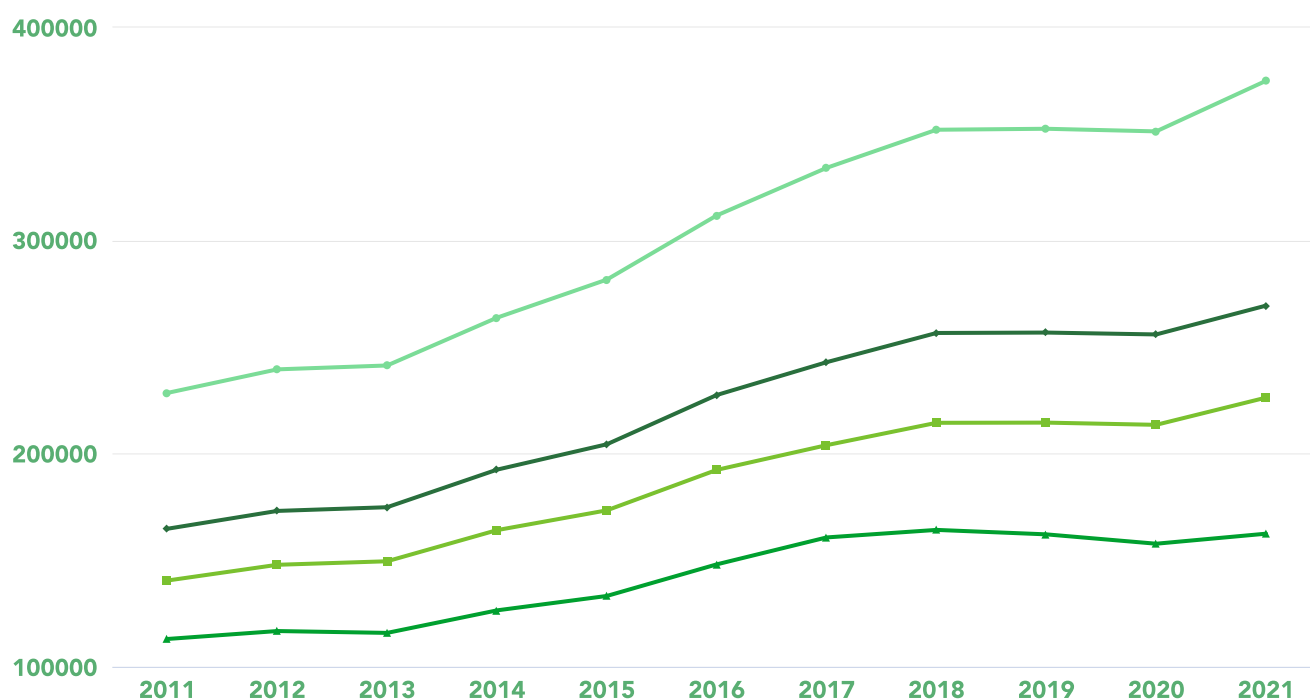
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 43.68%



TERRACED
+ 61.08%



SEMI-DETACHED
+ 63.53%



DETACHED
+ 64.08%

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About Us

For buyers, our mission is to introduce you to the home of your dreams and consistently go that extra mile to ensure you receive outstanding levels of customer care, fair, compliant service and for the home buying process to be as stress-free as possible. We hope our buyers then become our Clients of the future! It is also to give you relevant information to inform you as much as possible in your viewing and purchasing decisions. Our bespoke Sprift Key Facts For Buyers Reports help us to provide this in as open, fair and transparent manner as possible.

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DATA QUALITY

John Murray, powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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