

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**15 THE OLD MARKET
MARDEN
KENT
TN12 9GD**

PRICE £265,000 LEASEHOLD



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15 THE OLD MARKET, MARDEN, KENT, TN12 9GD

**A WELL-PRESENTED TWO BEDROOMED FIRST FLOOR FLAT SET WITHIN A PRIVATE AND GATED SELECT RESIDENCE
WITH EASY ACCESS TO VILLAGE SHOPS AND AMENITIES**

**COMPRISING: PRIVATE RECEPTION HALL, INNER HALL, OPEN PLAN KITCHEN/LIVING ROOM, MASTER BEDROOM WITH
ENSUITE SHOWER ROOM, SECOND BEDROOM, SEPARATE BATHROOM, ALLOCATED PARKING FOR ONE CAR**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed in the direction towards Goudhurst then turn right onto the lane immediately adjacent to the Unicorn Public House, at the end of this short lane is the gated entrance to the property.

DESCRIPTION

The Old Market is a select residential development built approximately 14 years ago by Appledore Builders. The flat is approached via electronically operated gated access leading through to allocated car parking area. This first floor flat is well presented and is approached through a maintained communal reception area. The internal accommodation is bright and spacious throughout and includes a large open plan living/dining area, two bedrooms (one with ensuite shower room) plus a modern bathroom. Externally the flat enjoys private and secure gated access, maintained grounds, and allocated parking for one car plus visitor parking.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, Post Office, petrol station and shop. There is an excellent primary school in the village and the Mainline Railway Station offers a commuter service to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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The entrance to 15 The Old Market is through electrically operated gates opening will lead through to private area and allocated parking with entrance doorway through to communal reception and stairs to flat.

ENTRANCE HALL with doors through to:

KITCHEN/LIVING ROOM (20'6" x 12'1")

KITCHEN

Well equipped kitchen with an array of wall and base cupboards. Worktops. Part tiled walls. Sink and drainer with mixer tap over. Integrated appliances to include washer/dryer, fridge/freezer, dishwasher and electric oven with 5-ring gas hob and extractor hood above. Inset ceiling lighting. Tiled floor. Window to rear.



LIVING ROOM

Bright and spacious. Inset ceiling lighting. Fitted carpeting. Window to rear aspect.



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BEDROOM 1 (10'10" x 8'11")

Good sized double. Built in wardrobes. Fitted carpeting. Window to front aspect. Ceiling lighting. Door leading through to ensuite shower room.



ENSUITE

Walk in shower cubicle. Part tiled walls. WC. Hand wash basin. Towel radiator. Tiled Floor. Recessed wall mirror. Inset ceiling lighting.



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BEDROOM 2 (13'8" x 9'1")

A double with built in wardrobe. Fitted carpeting. Window to side aspect. Ceiling lighting.



BATHROOM

Stylish modern bathroom. Panelled bath with hand shower attachment. Hand wash basin. WC with concealed cistern. Part tiled walls. Recessed wall mirror. Towel radiator. Tiled floor. Inset ceiling lighting.



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OUTSIDE

As previously mentioned, the property is approached through electrically operated gates into the select development. Proceeding under the arch, the allocated car parking space will be found. There is also visitor parking.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX

Maidstone Borough Council Tax Band C

AGENTS NOTE

The property has a 999-year lease from 1st January 2009. There is an annual service charge of £800 per annum, with regards to maintenance, building insurance, gardening, cleaning of the communal areas and use of communal electricity. There is a further payment of £200 per annum with regards to maintenance of the electrically operated gate system and associated electricity landline and landscaping of the external garden area.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Floor Plan



Total area: approx. 58.0 sq. metres (624.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.