

RADFORDS
ESTATE AGENTS

Village Houses



**No Onward
Chain**

**13 BRAMLEY COURT,
MARDEN,
KENT,
TN12 9QN
PRICE £229,999 LEASEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

13 BRAMLEY COURT, MARDEN, TN12 9QN

A BEAUTIFULLY SITUATED 2-BEDROOMED, RETIREMENT ATTACHED BUNGALOW LOCATED ON A POPULAR, WARDEN ASISSTED, VILLAGE DEVELOPMENT WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE.

ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM, COMMUNAL GARDENS AND ADDITIONAL SHARED RECREATIONAL AND UTILITY FACILITIES

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden, proceed in the Goudhurst direction along the High Street, passing the church on your right. After passing the railway station entrance take the next turning on the right into Pattenden Lane. Immediately take the first left into Sovereigns Way. Proceed to the end of the road and turn left into Lucks Way. Bramley Court can be found at the end of the road.

DESCRIPTION

A well-presented retirement home on a small peaceful development in the centre of the village of Marden offering independent living but with a warden living onsite for peace of mind. Please note, there is a minimum occupancy age of 60 years for all residents. The property benefits from double glazing, electric heating and all rooms have emergency pull cords for 24-hour contact with the warden. Residents at Bramley Court enjoy the use of communal gardens and communal facilities which include a large day room for activities and get-togethers, laundry room and parking space. The service charge is currently £3,908.27 per annum.

The property is leasehold with a 99-year lease running from October 1986

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 station offers commuter services 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 accommodation comprises:

Useful external storage cupboard. Front door opening to:

ENTRANCE HALL

Wood laminate flooring. Electric heater. Panic alarm.
Airing Cupboard with hot water cylinder with immersion.
Access to loft area.

L- SHAPED LIVING ROOM

Sliding patio door opening onto rear garden area. Window to rear.
Vertical blinds fitted on both. 2 Electric heaters. Wood laminate flooring.

REFURBISHED KITCHEN

Wood laminate flooring. Window overlooking garden with vertical blinds. Fitted out with good quality base and eye level unit. Inset semicircular stainless steel single drainer sink unit with Monoblock tap. Integrated Hotpoint electric oven with Indesit ceramic four-plate hob with extractor hood over. Integrated Hotpoint washing machine. Integrated Hotpoint fridge-freezer. Strip lighting.

BEDROOM 1

Window to front. Vertical blinds. Electric heater. Fitted carpeting.

BEDROOM 2

Window to front. Vertical blinds. Electric heater. Fitted carpeting.

REFURBISHED SHOWER ROOM

Walk-in shower cubicle with Mira Sport shower. Hand wash basin and vanity unit. Low-level WC suite. Tiled flooring Electric heated towel rail. Luminated mirror and shaver point.

OUTSIDE

Large storage area for bins, parcel deliveries. The property is set on the outer edge of Bramley Court development with a small private patio area to the rear, enjoying lovely views over open farmland. Residents of Bramley Court share the enjoyment of beautifully maintained communal gardens and parking spaces for residents and visitors.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band C

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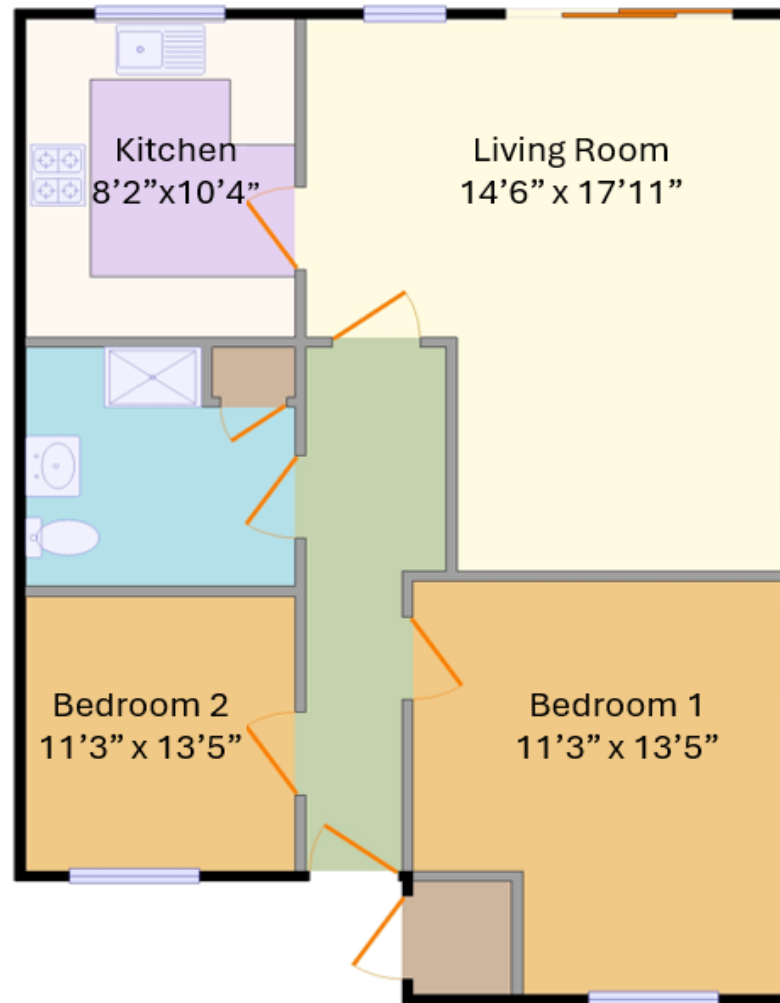


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FLOORPLANS



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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.