



Modern 2 Bedroom First Floor Maisonette with Allocated Parking

This two double bedroom maisonette has its own entrance and covered allocated parking space. It is offered as a shared ownership property (50% share). Full market value £260,000. The accommodation comprises of entrance hall with stairs leading to the first floor open plan kitchen-living room. The kitchen is well equipped with washing machine and dishwasher. There is an inner hall with airing cupboard and loft access, two double bedrooms and a modern family bathroom. Outside there is one covered allocated parking space, and a storage cupboard. Located in a quiet residential no through road in north Tonbridge this property is ready for someone to move straight in. Great first time purchase. Double glazing throughout, EPC band B, gas central heating. Council tax band C. Viewing highly recommended.





ACCOMMODATION

Open Plan Kitchen-Living Room 18' 6" x 14' 10" (5.65m x 4.52m)

The open plan kitchen-living room is a good size and has two windows that overlook playing fields. There is a TV point, a telephone point, and a radiator.

Fitted Kitchen

The fitted kitchen has a double glazed window with a view to the front of the property. There is a one and a half bowl kitchen sink with mixer tap, a washing machine and full size dishwasher. There is a four ring gas hob, a fan oven and space for a full height fridge freezer. A good range of wall and base kitchen cupboards provide plenty of storage.

Master Bedroom 18' 2" x 7' 11" (5.53m x 2.42m)

The master bedroom has two double glazed windows that overlook the front of the property. There is a radiator with thermostatic valve, a TV point and a telephone point.

Modern Bathroom 7' 8" x 6' 4" (2.34m x 1.93m)

The modern bathroom has a full length bath with shower over. There is a pedestal basin with mixer tap, WC and heated towel rail. The room has a double glazed window, a fitted mirror and an extractor fan.

Double Bedroom 2 10' 3" x 9' 10" (3.13m x 3m)

The second double bedroom has a double glazed window that overlooks playing fields. There is a radiator with thermostatic valve.

EPC and Council Tax

Energy Performance Certificate band B. Council tax band C, £1906.14 for 2023-24.

Lease, Ground Rent and Service Charge

The lease has 119 years remaining. The service charge is £42.12 pcm, £505.44 pa. There is no ground rent.

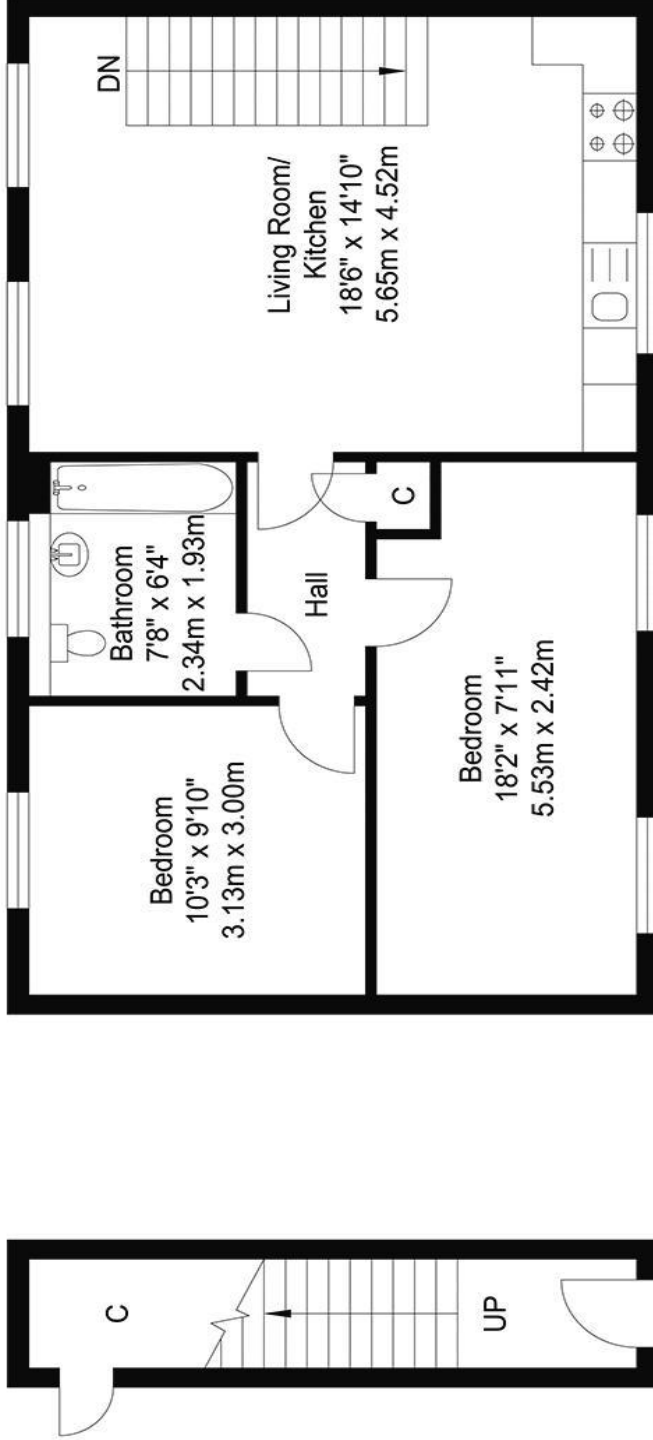
Shared Ownership & Rent

The sale price is for a 50% share in the property. The full market value is therefore £260,000. The monthly rent is £319.10 and is subject to an annual review.





FLOOR PLAN



Ground Floor
Approximate Floor Area
68.67 SQ.FT.
(6.38 SQ.M.)

First Floor
Approximate Floor Area
617.31 SQ.FT.
(57.35 SQ.M.)



TOTAL APPROX FLOOR AREA 685.98 SQ. FT / 63.73 SQ. M
For Identification Purposes Only.

IMPORTANT NOTICE

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Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk