



40A Hartridge Farm Lower Road, East Farleigh, Maidstone, ME15 0JR
Price £375,000



BRAND NEW PARK HOME FINISHED TO A HIGH SPECIFICATION, ALL FURNITURE WITHIN THE PROPERTY IS INCLUDED.

Page & Wells are delighted to bring to the market this brand new two bedroom Park Home situated on the popular site of Hartridge Farm which is for the over 50's only, located within the beautiful Kent village of East Farleigh on the banks of the River Medway this Park Home is offering full residential ownership. Finished to a high specification the accommodation comprises, open plan kitchen/lounge/dining room, two bedrooms both with fitted wardrobes and an en-suite to the main bedroom with walk in shower. In addition, the property benefits from double glazed windows, gas fired central heating and a large decking area to the front to be completed soon where you can enjoy uninterrupted views over the River Medway. We understand the site includes exclusive river access and fishing rights along the river and also communal parking bays for residents around the site and visitors at the top of the site. We understand no children or pets are permitted to be in residence. Viewing is thoroughly recommended to appreciate this Park Home as well as the location of Hartridge Farm so call Page and Wells today to book your viewing and avoid missing out.

Please note that further external work to the property is due to be completed before occupation, this includes a raised decking area to the front, a section of garden to be allocated and a picket fence to be built in between the neighbouring property.



Open Plan Kitchen/Lounge/Dining Room 19'0" x 18'10" (5.81m x 5.76m)

Bedroom 1 11'3" x 9'3" (3.45m x 2.84m)

En-Suite

Bedroom 2 9'4" x 9'0" (2.87m x 2.76m)

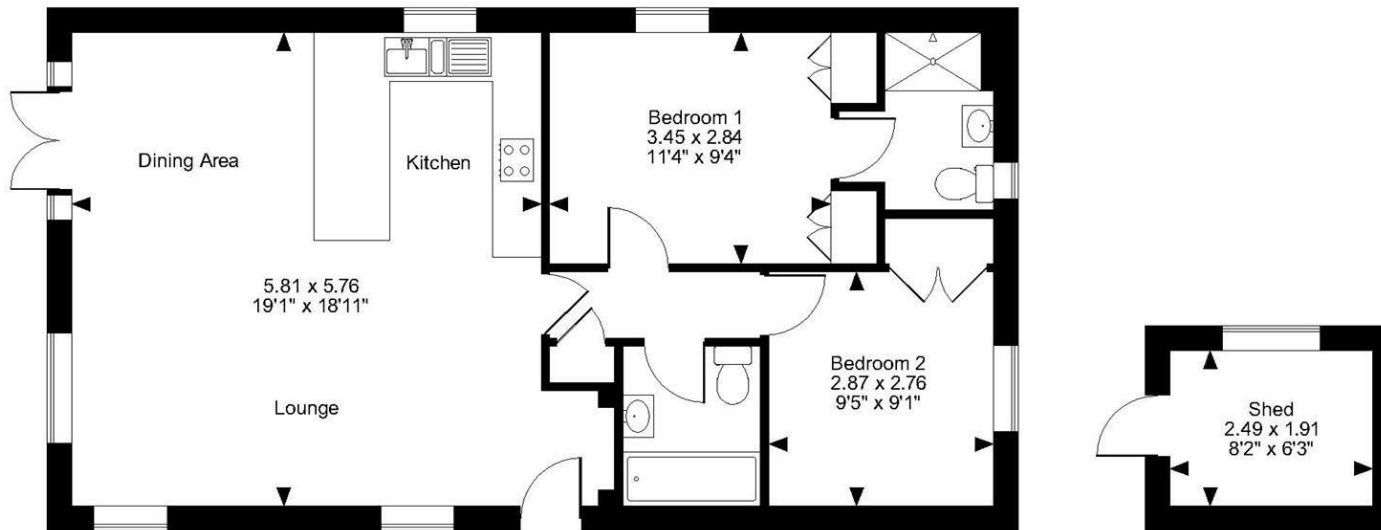
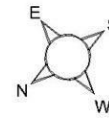
Bathroom

Shed 8'2" x 6'3" (2.49m x 1.91m)

Service Charge

Service charge per month of £199.00 for a single occupant or £207.00 for double occupants to cover park maintenance, water and sewerage.

Hartridge Farm, Mobilehome Park, Lower Road, East Farleigh
 Approximate Gross Internal Area
 Main House = 707 Sq Ft/66 Sq M
 Shed = 51 Sq Ft/5 Sq M
 Total = 758 Sq Ft/71 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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