



Lambert & Foster



ST ANDREWS

MAIDSTONE ROAD | PADDOCK WOOD

An opportunity to purchase a two bedroom purpose built first floor apartment set in a small private development by Applefield Homes, built in 2015. Situated in a central location within walking distance to the high street amenities, parks, schools and the mainline railway station. Benefitting from high quality, stylish fixtures and fittings perfect for a first time buyer or investor.

Offered to the market with NO FORWARD CHAIN.

Guide Price £270,000

LEASEHOLD





6 ST. ANDREWS

134 MAIDSTONE ROAD | PADDOCK WOOD | TN12 6EB

- A well presented two bedroom, first floor apartment
- Ideally positioned with all amenities only a short walk away including a main line station
- Entrance hall, open plan sitting/dining room with kitchen and bathroom
- Set in a private gated development
- Allocated parking is available for one vehicle to the rear of the building.
- Offered to the market with NO FORWARD CHAIN.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Leasehold 999 years from 25th March 2015

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Indoor and outdoor likely
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** B (83)

SERVICE CHARGE: £1,003.50 to include estate and block charges to be paid every six months. (£2,007 pa. in total).

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low risk **Water:** Very low risk **Reservoirs:** Very low risk **Groundwater:** Very low risk

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



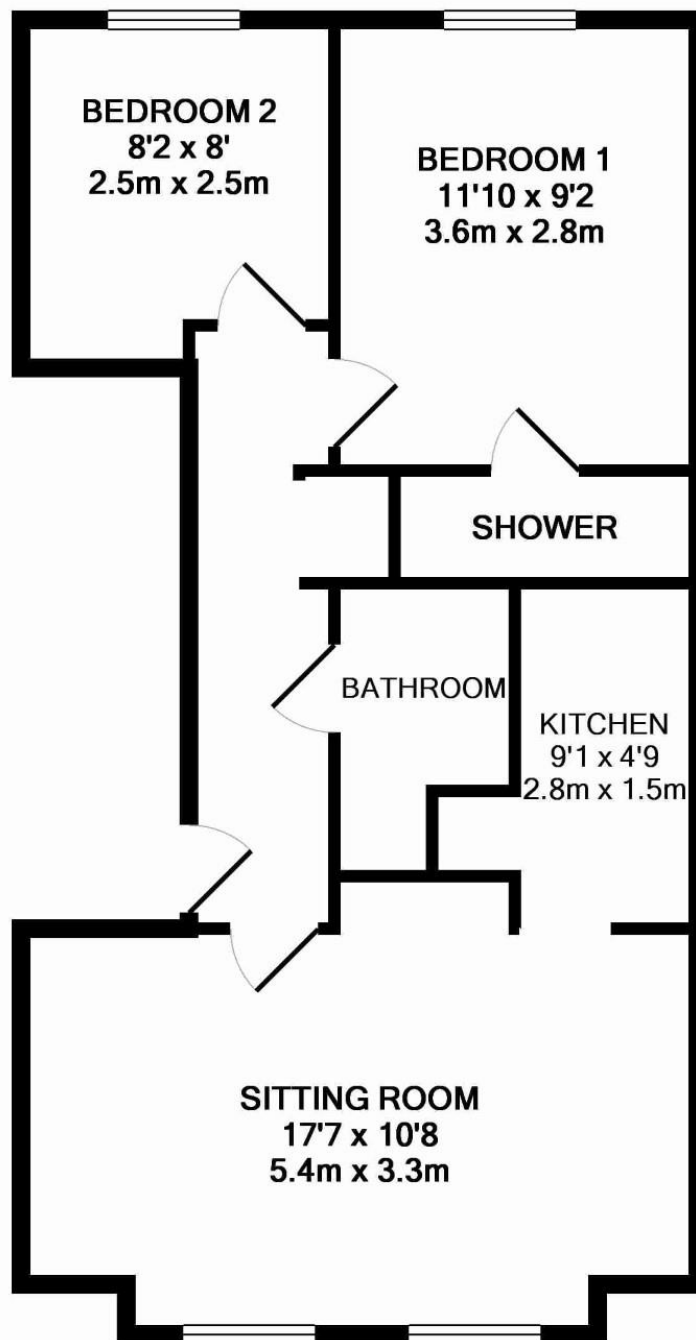
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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