



Lambert & Foster



WARDES MOAT

VICARAGE ROAD | YALDING

An opportunity to purchase a spacious three bedroom apartment within this beautiful Grade II listed Georgian former vicarage surrounded by its very own moat and benefiting from elegant high ceilings and large sash windows. The property benefits from off road parking, a garage, a communal cellar as well as generous communal gardens which are immaculately kept with commanding views of the countryside beyond. Situated down a long private tree lined driveway tucked away in the outskirts of Yalding. Within walking distance to local amenities and only a short drive to a mainline railway station.

Offered to the market with NO FORWARD CHAIN.

Guide Price £450,000

SHARE OF THE FREEHOLD



FLAT 2 WARDES MOAT

VICARAGE ROAD | YALDING | ME18 6DY

- **A three bedroom first floor apartment within this impressive former Vicarage**
- **Located at the end of a long private tree lined driveway in an idyllic setting**
- **Kitchen, living room, dining room, three bedrooms, one en-suite and a family bathroom**
- **Beautiful communal landscaped gardens surrounded by a moat**
- **Walking distance to local amenities and only a short drive to major transport links**
- **Off road parking spaces, a garage and is offered with NO FORWARD CHAIN**

GENERAL: Tenure: Share of the Freehold. **Construction Type:** Brick built. **Services & Utilities:** Mains Gas fired central heating with mains water supply and southern water adopted drainage services connected but not tested. **Broadband Connection:** Available with Standard broadband. **Mobile Coverage:** Limited. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** N/A.

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

Agents note: New 125 year lease as of March 2025. ¼ share of the freehold. The service charge is £351 paid quarterly (£1,404 pa).

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

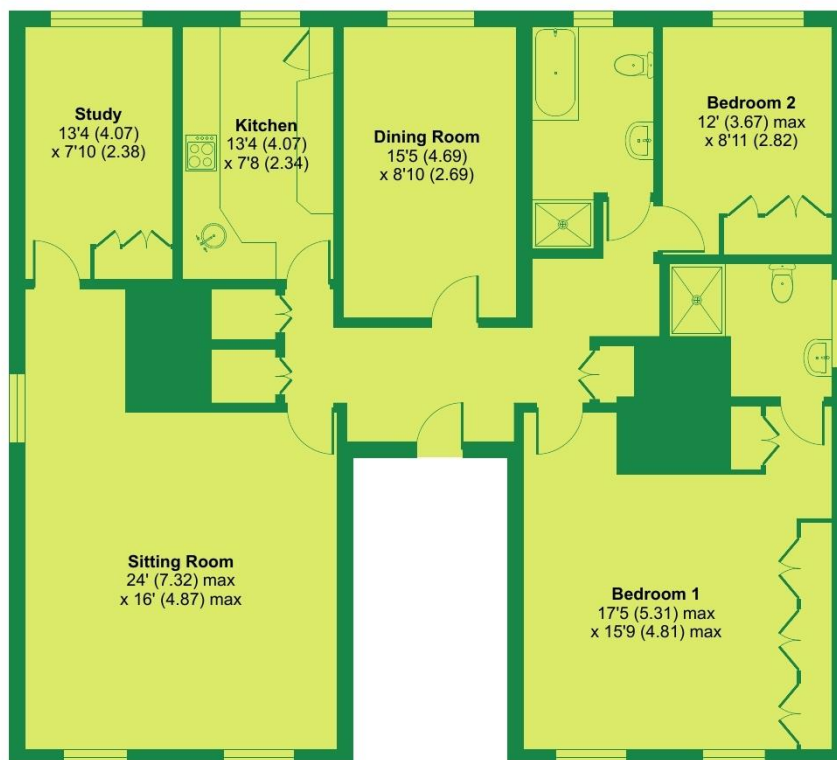
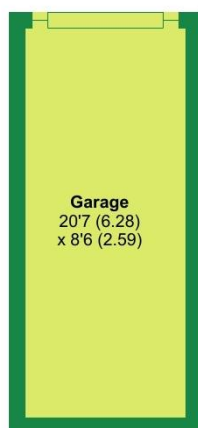
Wardes Moat, Vicarage Road, Yalding, Maidstone, ME18 6DY

Approximate Area = 1466 sq ft / 136.1 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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