



HOP POCKET, 59 MAIDSTONE ROAD

PADDOCK WOOD

A fantastic opportunity to purchase a purpose-built two bedroom, two bathroom first floor apartment with a balcony in a small exclusive development built in 2023 to a high standard and with approximately 7 years build warranty remaining. The property is situated in the heart of the town, just a very short walk to a mainline station that offers direct links into London in under an hour and the many amenities that a Paddock Wood high street has to offer.

Guide Price £279,000

LEASEHOLD





FLAT 6, HOP POCKET

59 MAIDSTONE ROAD | PADDOCK WOOD | KENT | TN12 6GS

- A two double bedroom purpose built first floor apartment
- Built in 2023 to a high standard and benefiting from a build warranty
- Situated in the heart of the town with the mainline station a 2-3 minute walk away
- Light, airy and spacious open-plan living area with a balcony
- Principal en-suite and a family/guest bathroom
- One allocated parking space and walking distance to all local amenities including a Waitrose

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Leasehold with 996 years remaining.

SERVICE CHARGE: £1,100 per annum.

SERVICES & UTILITIES:

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

Sewerage: Mains drainage services connected but not tested. **Heating:** Electric.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: EE Good.

(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 D **EPC:** B (52)

COVENANTS: None known.

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

Groundwater: None.

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

PHYSICAL CHARACTERISTICS: Purpose built apartments built in 2023.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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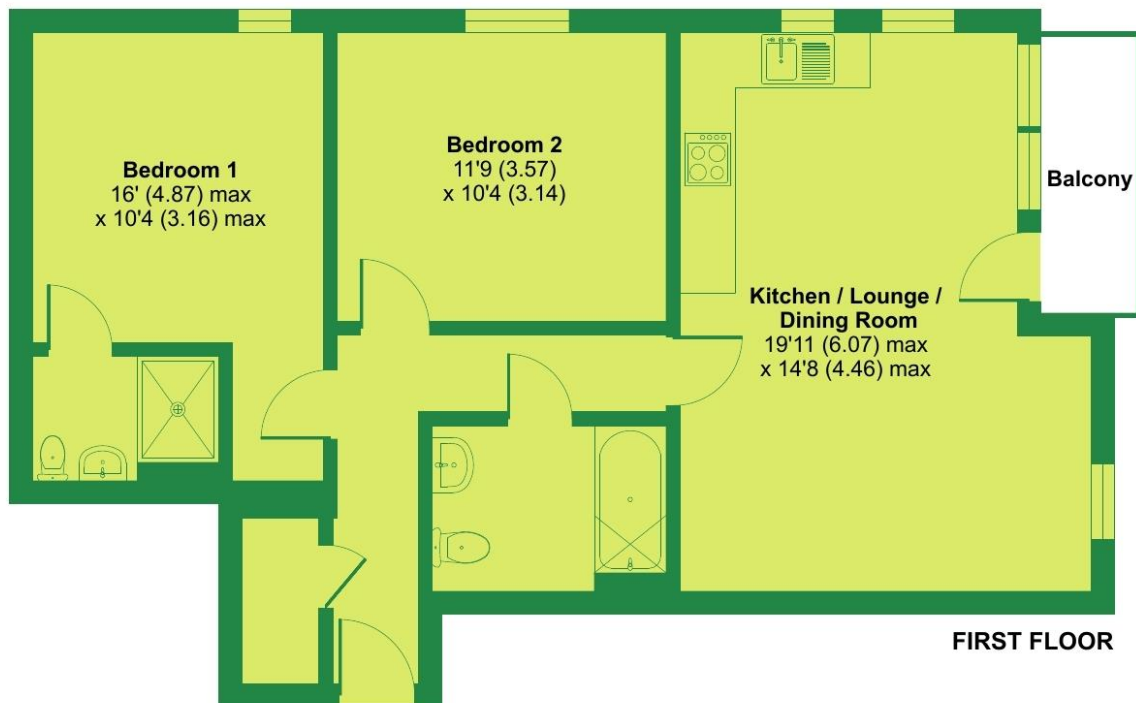
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Flat 6, Hop Pocket, 59 Maidstone Road, Paddock Wood, Tonbridge, TN12 6GS

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1363776

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
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