



20 Roman Court

Borough Green, Kent, TN15 8NY Leasehold



Asking Price £215,000

A well presented two bedroom retirement apartment for the over 55's, conveniently located in the heart of the village of Borough Green with its main line station (with services to London Bridge/Charing Cross and Maidstone) on the door step, variety of shops, restaurants and public houses. The accommodation is set on the first floor and access via stairs or a lift from the ground floor: comprises entrance hall, sitting room, kitchen, dining room/bedroom two, bedroom one with built in wardrobe and shower room. There is a communal lounge, guest suite, communal grounds and residents parking on a first come first serve bases. No onward chain.

Overview

- Well presented retirement apartment for the over 55's
- Two bedrooms, Shower room
- Sitting room, Kitchen
- First floor with lift access
- In house manager, emergency pull cords in rooms
- Communal lounge and gardens
- Communal off road parking
- Heart of village location
- Council tax band C
- No onward chain



Entrance hall

Entryphone, airing cupboard, two storage cupboards with automatic lighting, electric storage heater and a emergency pull cord.

Sitting room

13'6 x 11'6
Double glazed window to front facing south with views over the front entrance, electric blinds, coved ceiling, storage heater, emergency pull cord and archway to kitchen.

Kitchen

10'6" x 5'8"
With wall and base units, laminate worktops, inset stainless steel sink with mixer tap and drainer, electric hob with extractor hood over, built-in oven, space for fridge/freezer, space for washing machine and an emergency pull cord.

Bedroom one

13'0 x 8'11
Double glazed window to front, fitted wardrobe, coved ceiling, storage heater and an emergency pull cord..

Bedroom two/dining room

9'11" x 6'8"
Double glazed window to front with electric blind, storage heater and a emergency pull cord.



Bathroom

Walk in shower cubicle, low level WC, vanity wash basin, coved ceiling, extractor fan, towel rail and a emergency pull cord.

Communal lounge

A large spacious room with windows to the front overlooking the gardens to the front and rear, stairs and lift to first floor, access to communal kitchen, cloakroom and onsite managers office.

Guest suite

There is a guest suite that can be rented from the in house manager at an additional charge per night for any guests that you have visiting.

Communal grounds

Lawn area, patios, and a gate providing pedestrian access to the railway station, local store, bus stop and High Street.

Communal off road parking

Residents parking to the front.

Location

Roman Court is conveniently located in the heart of the village of Borough Green and has a gated pedestrian access providing a short cut to the high street, bus stop and train station.

Borough Green benefits from a variety of shops, restaurants, take-aways, pub, bar, churches, doctors, dentists, Reynolds Retreat country club, restaurant and spa; and mainline train station (with services to London Charing Cross via London Bridge and Maidstone).

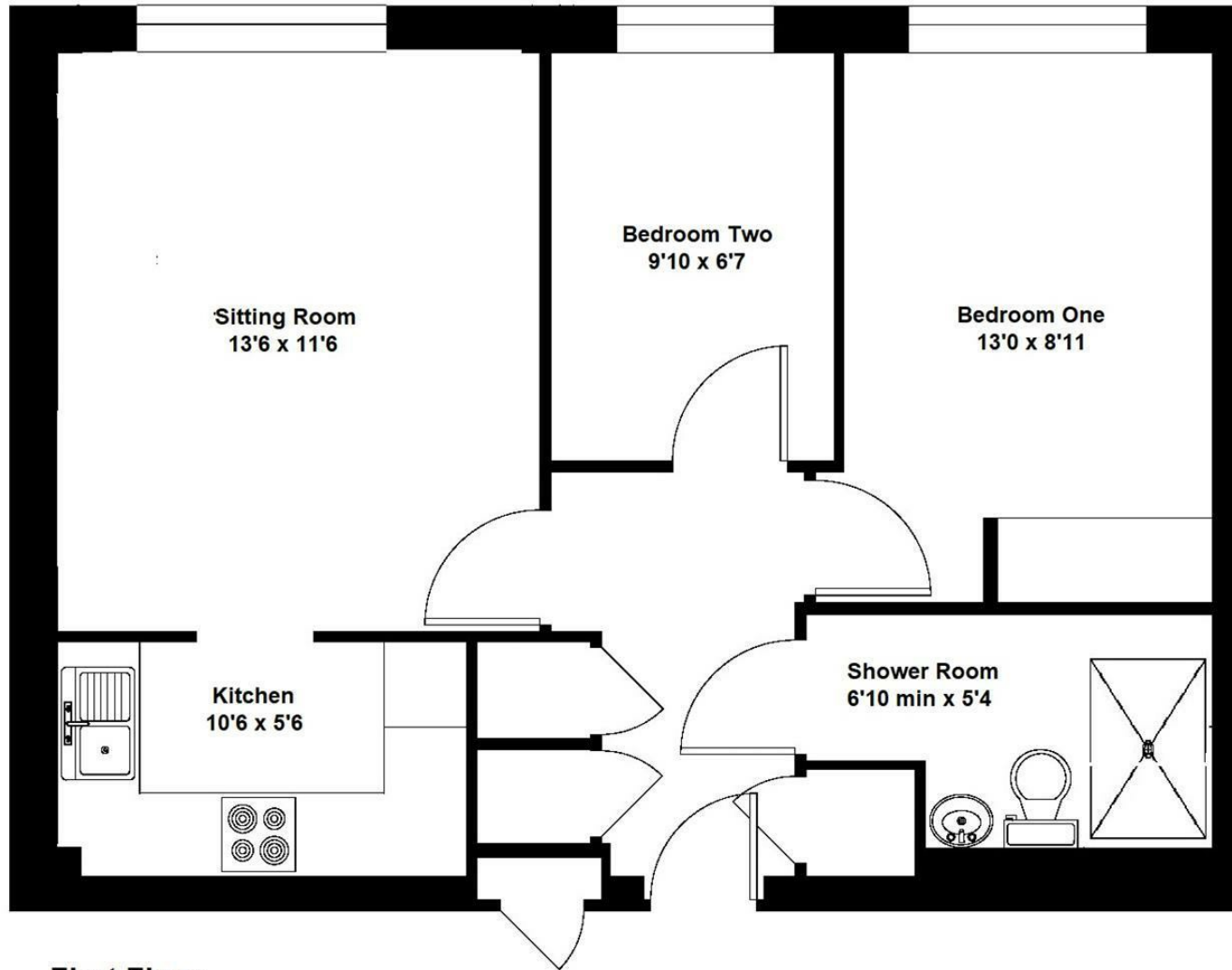
Sevenoaks town centre, with its comprehensive shopping and leisure facilities and main line station (with fast services to London), is approximately 7 miles away.

Access to the M20 and M26 can both be found within approximately 2.2 miles.

Agents notes

We have been informed the property is leasehold with a 99 year lease from 25 March 1989, with a peppercorn ground rent and an annual service charge of £3,398.41 for the year ended 31/03/2024 paid in 4 instalments and reviewed annually around April each year. The council tax is band C. Please get your solicitor to confirm the information provided as this information can change.





First Floor

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

