



20 Roman Court

Borough Green, Kent, TN15 8NY Leasehold

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Offers In Excess Of £199,995

****Reduced and No Onward Chain!**** This beautifully presented two-bedroom retirement apartment for the over 55s combines comfort, convenience, and community. Located in the heart of Borough Green, you're just steps from the mainline station with direct services to London Bridge, Charing Cross, and Maidstone. The village offers a variety of shops, restaurants, and pubs, all within easy reach. Set on the first floor, accessible by stairs or lift, the apartment features a spacious entrance hall, sitting room, and a modern kitchen. The flexible layout includes a dining room that could also serve as a second bedroom. The master bedroom has a built-in wardrobe, and there's a well-appointed shower room. Additional perks include a communal lounge, guest suite, well-maintained communal grounds, and residents' parking (on a first-come, first-served basis).

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).

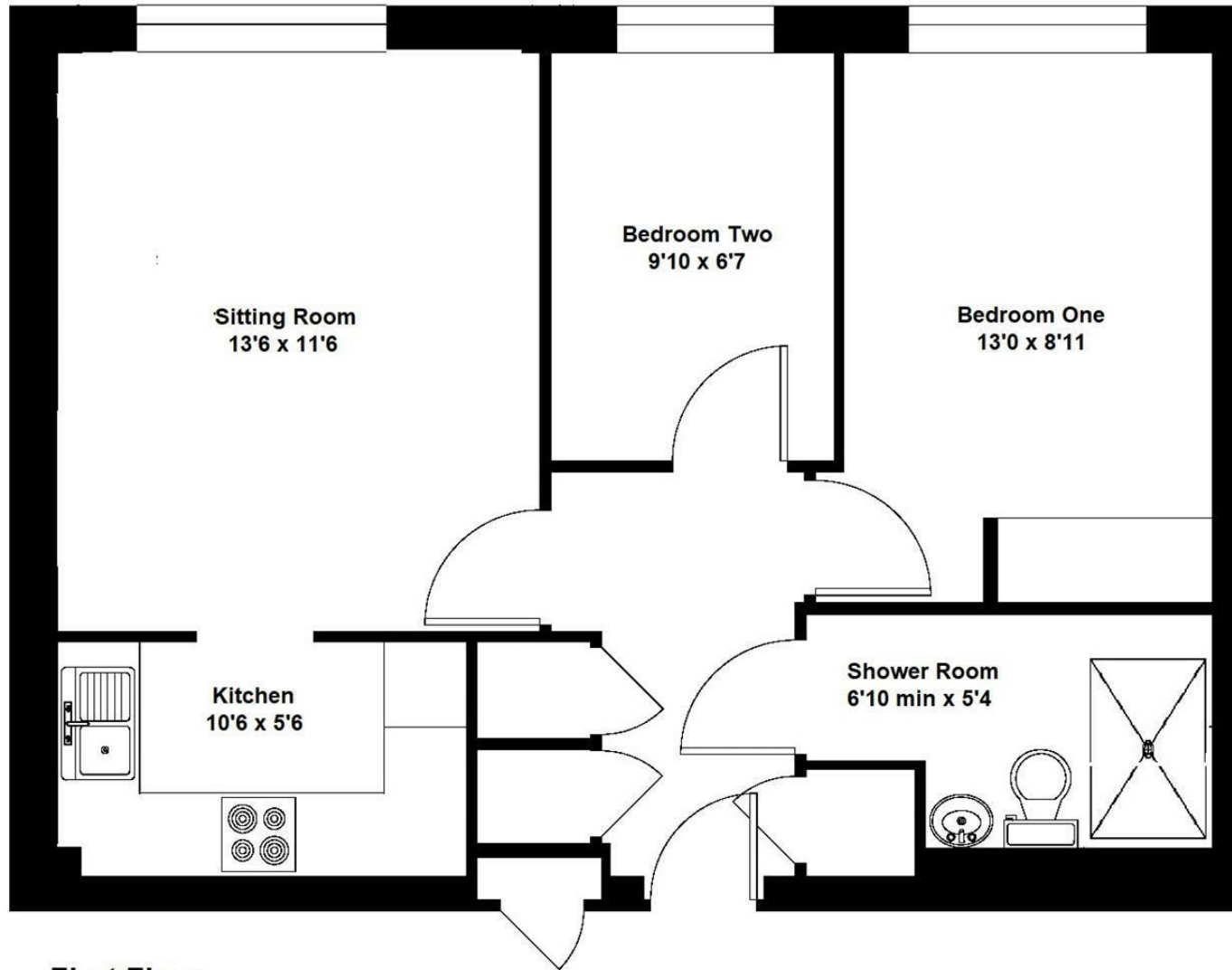
Sevenoaks town centre, with its comprehensive shopping and leisure facilities and main line station (with fast services to London), is approximately 7 miles away.

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

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