



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

Property Description

This contemporary and spacious two-bedroom property is thoughtfully designed for those aged 55 and over, offering a comfortable and welcoming living environment. Upon entering, you'll find an inviting communal entrance that sets the tone for the warmth and community spirit within. The property is laid out with a well-planned entrance hall, leading to a bright and airy living room, a modern kitchen perfect for home-cooking, generously sized bedrooms, and a bathroom designed with convenience and ease in mind. Every corner of the home is carefully crafted to ensure ample space, functionality, and modern amenities, providing the ideal blend of comfort and practicality.



Location

Nestled in the charming village of Borough Green, Kent, this property offers more than just a home. Borough Green provides a wonderful blend of peaceful countryside living with convenient access to local amenities. You'll find a variety of shops, cafes, and eateries within easy reach, along with excellent transport links to nearby towns and cities. The area also boasts beautiful green spaces, making it an ideal place for relaxing strolls or enjoying nature. With its welcoming community and convenient location, Borough Green is the perfect setting for those looking for a tranquil yet well-connected lifestyle.

Viewing Arrangements

Viewings are strictly by appointment only via Kings.

Directions

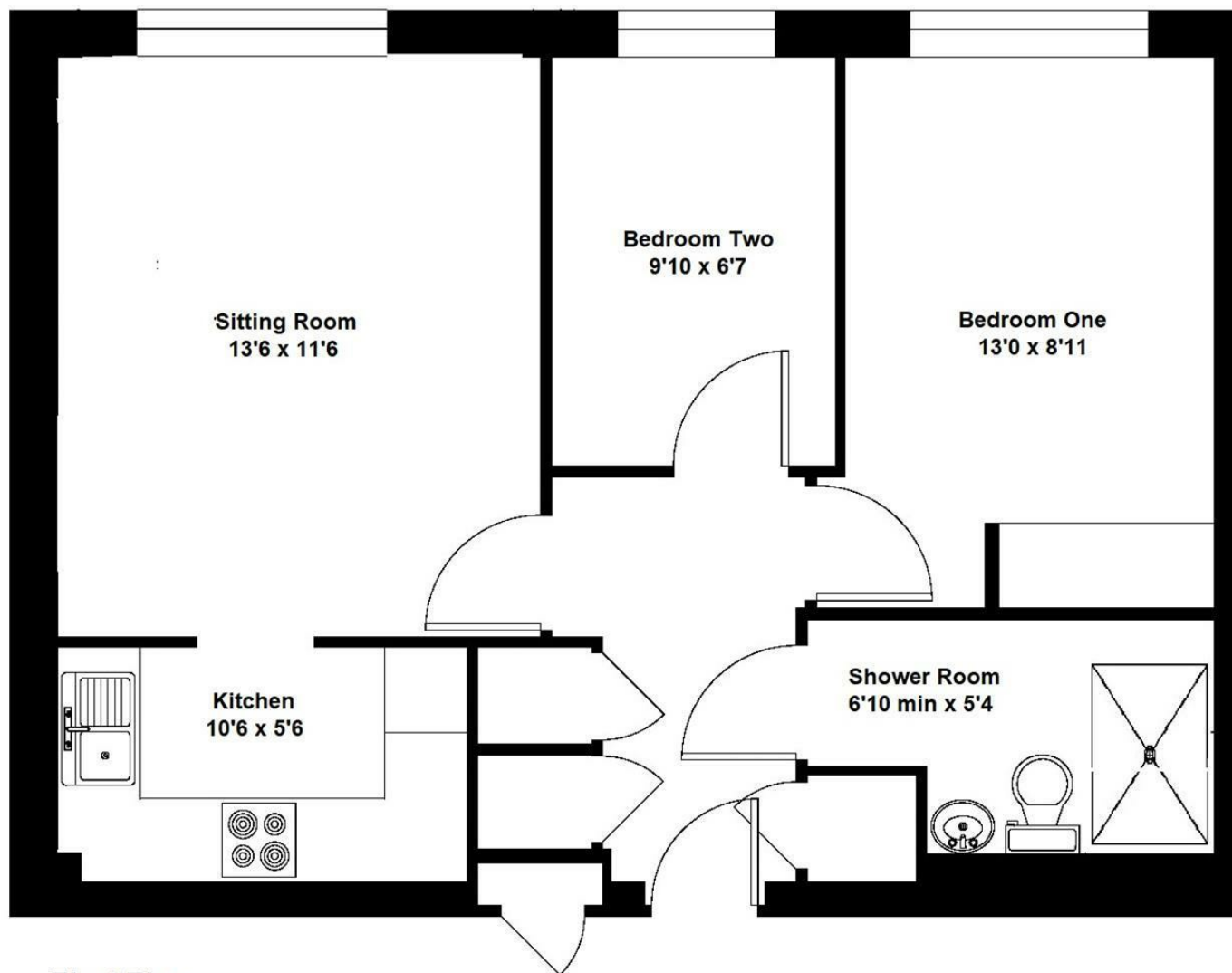
From our Borough Green office, head east towards the high street. Continue round to the left passing the train station and Sainsbury's on your right. Turn left onto Fairfield Road. Roman court will be on your left. What3words: ///rested.gain.sleepy

Property Information

Mains water & sewerage. No gas, electric room heaters. Tonbridge and Malling Council band C. EPC rated C.

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. This information provided is subject to change so please verify with your solicitor.





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

