



## 8 Courtyard Gardens

Wrotham, TN15 7DS Leasehold



Asking Price £225,000

**This one bedroom ground floor maisonette is available for the over 55's and is set in the middle of picturesque communal gardens offering a relaxing and tranquil environment. Ideal for those seeking a retirement property in a smart private development in a sought after village location.**

#### **Overview**

- Over 55 retirement property
- Ground floor
- One double bedroom
- Lounge/diner opening to gardens
- Kitchen
- Garage & parking
- Offered chain free
- Sought after development
- Village location
- Viewing recommended



#### **Own front door entrance**

#### **Hallway**

Built in storage cupboard, large alcove and doors leading to

#### **Lounge/dining room**

16'8 x 11'9

Feature fireplace, double doors opening to kitchen and double glazed sliding door opens onto patio and communal gardens.

#### **Kitchen**

11'00 x 5'7

Double-glazed window to rear and vinyl flooring, matching wall and base units with laminate work surfaces over, half tiled walls, inset sink unit with mixer tap and drainer, freestanding electric cooker with ceramic hob, fitted cooker hood, Integral fridge freezer and space for washer drier.



### Bedroom

13'2 x 9'09

Double glazed window to front, built in storage cupboard with shelves and water tank, controls for heating and water, fitted mirrored wardrobes.

### Bathroom

Three piece suite including bath with mixer tap and shower over, curved vanity wash basin unit and close coupled low flush wc. Mirror with shaver light and socket, fully tiled walls, heated towel rail and folding wall airer, vinyl floor.

### Outside

### Communal gardens

Two well kept garden areas located either side of the property with established plants and shrubs, seating areas and pond.

### Garage & Parking

Single garage with power and light, en-block with up and over door. Non allocated resident and guest parking areas.

### Notes to buyers

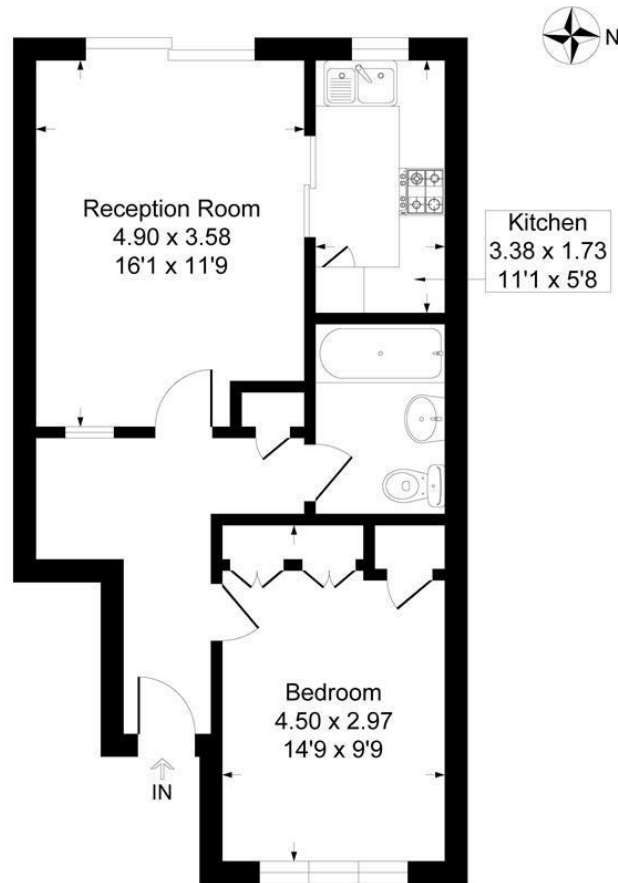
The property is council tax band D. We have been advised by our client the lease has 90 years remaining

and the last service charge was £2993.46 per year. You are advised to ask your Solicitor to verify this. The property is double glazed and has electric storage heating.



# Courtyard Gardens, TN15

Approximate Gross Internal Area 51.5 sq m / 555 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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