



22 Roman Court Fairfield Road

Borough Green, TN15 8NY Leasehold



Asking Price £179,950

A well presented modern one double bedroom first floor apartment for the over 55s with in-house warden and communal lounge. Conveniently located in the heart of the village of Borough Green close to local amenities. This apartment has been very well presented throughout with updated kitchen and a lovely modern shower room. It has generous storage and enjoys south-westerly aspects with distant views. The property is double glazed and has electric night storage heating. This development has a live-in manager and helpline pull chords throughout the flat.

Overview

- First floor apartment
- For over 55s
- Located in heart of village
- Lounge/dining room
- Double bedroom
- Bathroom
- Communal gardens, parking and lounge
- Warden
- Lift
- Chain free

Communal Entrance

Large communal area with lounge. Stairs and lift to upper floor. Doors to rear garden and to Managers office.

Entrance Hall

Entry phone system. Cloaks cupboard. Cupboard housing hot water tank with immersion heater.

Sitting Room

Window overlooking the entrance area with views beyond. and feature fire place. Arch to:

Kitchen

Window to front. Range of modern units with work surfaces and sink. Fitted appliances include cooker, hob with extractor hood and fridge and freezer. There is plumbing for a washing machine.

Bedroom

Window to front, built-in wardrobe and further fitted wardrobes with above storage and matching bedside cabinets.



Shower Room

Modern suite comprising wc, washbasin in vanity unit and large walk-in shower. Tiled walls

Lease details

We have been advised there is 64 years remaining on the lease. The service charge and ground rent is £3169.20 per year.

Location

Roman Court is conveniently located in the heart of the village of Borough Green with its variety of shops, restaurants, take-aways, pub, bar, churches, doctors,

dentists, Reynolds Retreat (gym, country club, restaurant and spa); and mainline station (with services to London, Maidstone and Ashford International).

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

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

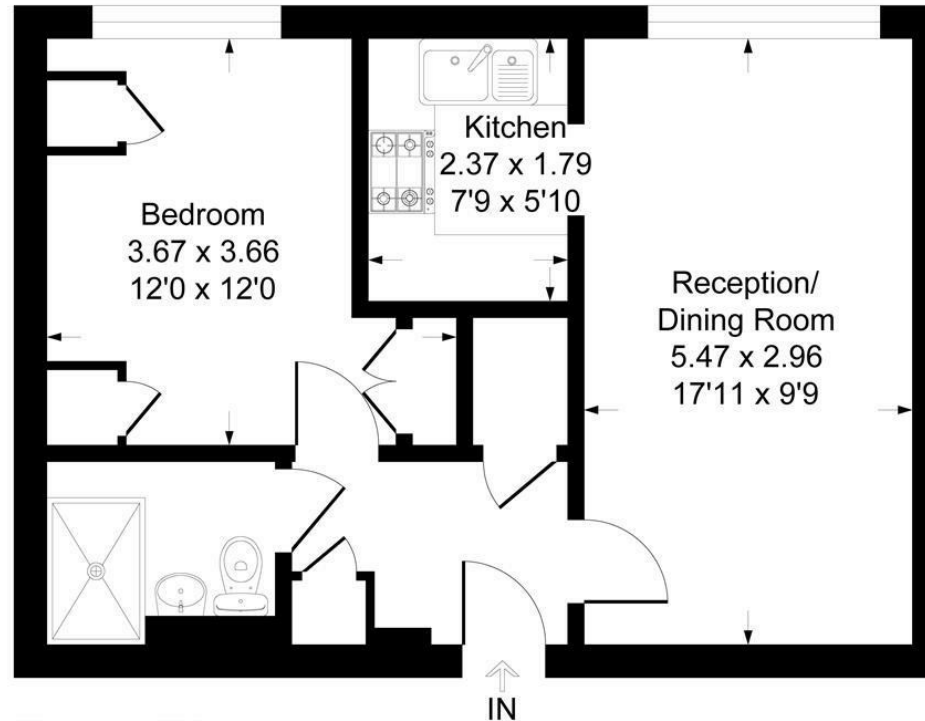
Facilities

The development offers many facilities including the communal lounge with kitchen facilities. The building has a lift to all floors for those less mobile. There is an onsite weekday Manager available.



Roman Court, Fairfield Road, TN15

Approximate Gross Internal Area 42.7 sq m / 460 sq ft



First Floor

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.

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