



7 Blumer Lock

Yalding, ME18 6AD Freehold

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Price Guide £525,000

Guide £525,000 - £550,000. Kings are delighted to be able to offer to you this nearly new three double bedroom property in the stunning setting of Yalding. Entering into this private development with only 16 properties via electric gates, the property was built only four years ago.

Benefiting from 5-6 years remaining on the building guarantee and 20+ years remaining on the German installed kitchen with integrated white goods. Other benefits include oak flooring throughout the ground floor with underfloor heating, generously-sized floor to ceiling double glazed windows and a downstairs cloakroom.

Working your way upstairs to an open and airy landing, you will find three well proportioned bedrooms with en-suite and Juliet balcony to the master bedroom. Two parking spaces are included with the property with additional visitor's parking.

Overview

- Electric Gated Community of 16 properties
- Built in 2020 Finished to a Very High Standard
- Three Double Bedrooms
- Oak Flooring with Underfloor Heating to ground floor
- Large Master Bedroom with En-Suite & Juliet Balcony
- Minutes Walk to Yalding Train Station
- Two Parking Spaces plus Visitor's Parking
- Arrange Your Viewing to Avoid Disappointment

Entrance Hall

Light and airy entrance hall with dining area to left and lounge to right.

Kitchen/Diner

Oak flooring with underfloor heating, high-end integrated white goods fitted, space for large dining table, large sliding doors to rear garden.

Lounge

Spacious lounge with oak flooring and underfloor heating throughout. Large windows allowing floods of natural light to enter.

Cloakroom

Low-level flush WC and wall mounted wash hand basin.

Master Bedroom

Bright and airy with Juliet balcony and access to en-suite with double glazed window, double shower cubicle, wash hand basin in vanity unit, low level w.c., and heated towel rail.



Second Bedroom

Bright and airy room with sliding doors leading to a Juliet balcony.

Third Bedroom

Bright and airy bedroom with window.

Bathroom

Beautifully decorated three piece family bathroom.

Front Garden

Allocated parking for two cars and steps leading to a pathway providing access to the property via the front door.

Rear Garden

Landscaped garden, with raised borders and side access. Driveway to front of property.

Notes to Buyer

The property is connected to mains gas, electricity, water and waste. The property has hard-wired smoke, CO2 and carbon monoxide alarms. The property falls under Maidstone Borough Council.

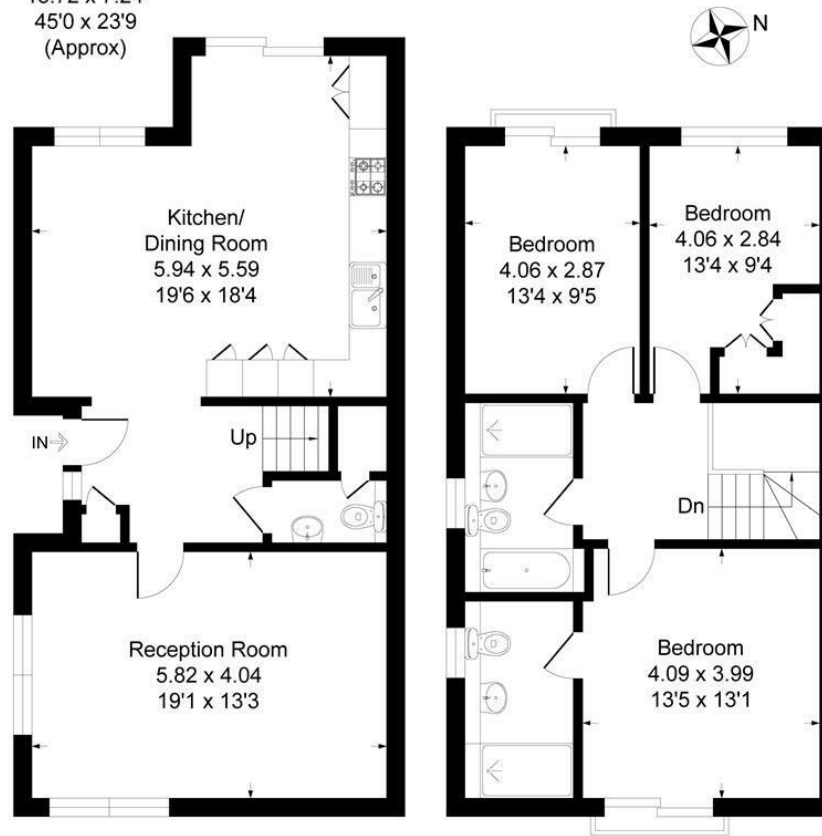
There is a service charge for the upkeep of the electronic gates and grounds, last year this was £971.00 but we would recommend that your Solicitor verify this.



Blumer Lock, ME18

Approximate Gross Internal Area 127.0 sq m / 1368 sq ft

Garden
13.72 x 7.24
45'0 x 23'9
(Approx)



Ground Floor

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.

Produced By Planpix

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