



## 8 Roman Court

Borough Green, Kent, TN15 8NY Leasehold



Price Guide £220,000



**This bright and spacious home is part of a well-maintained development offering a strong sense of community, complete with a live-in warden, 24-hour emergency pull-cord system, and a welcoming communal lounge. Ideally positioned just a short stroll from local shops, train station and amenities.**

### Overview

- Over 55's
- Chain free
- Ground floor apartment
- Two bedrooms
- Socializing area
- Warden onsite
- Emergency pull chord
- Short walk to the train station and town center
- Parking
- Communal gardens

### Property Description

This ground floor 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 kitchen perfect for home-cooking, a generously sized bedrooms, with the main having a fitted wardrobe. The shower room is 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

Borough Green offers a wealth of amenities, including a diverse selection of shops, restaurants, takeaways, a pub, bar, café, and coffee shops. Additionally, there are essential services such as a primary school, churches, doctors, dentists, and a fitness spa. For outdoor recreation, there is a park with a playground, tennis courts, a basketball court, a skate park, football pitches, and a bowls club. Borough Green also benefits from a railway station with direct services to London Bridge, Charing Cross & Victoria. Sevenoaks Public School is about 6.7 miles away with Sevenoaks train station

offering services to London Bridge. Bluewater Shopping Centre lies approximately 13.5 miles from Borough Green, and both the M25 and M20 motorways are easily accessible within just 2.4 miles.

### Viewing Arrangements

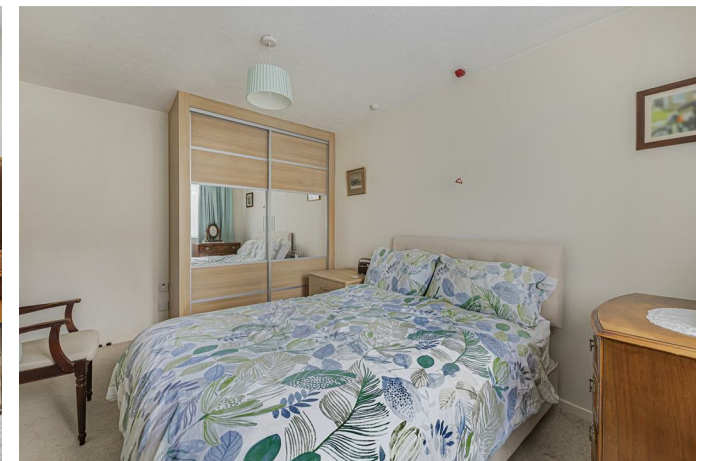
Viewings are strictly by appointment only via Kings.

### 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 location finder: ///rested.gain.sleepy.

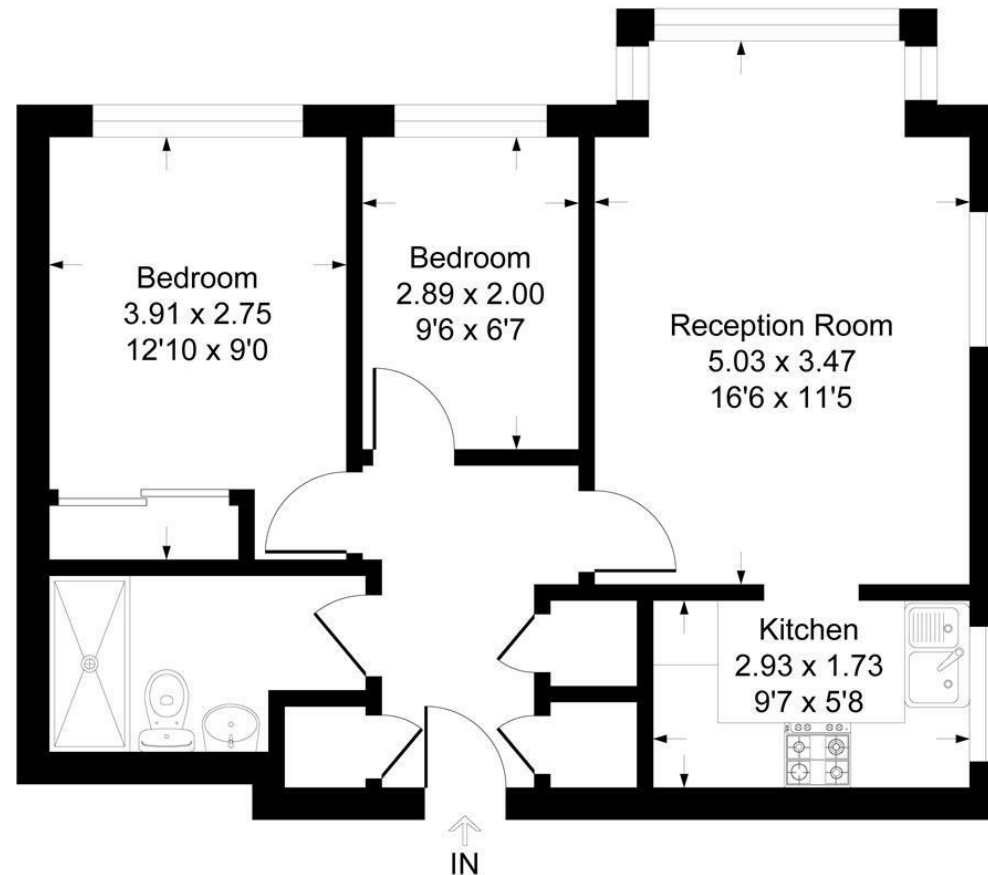
### Property Information

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



# Roman Court, TN15

Approximate Gross Internal Area = 52.6 sq m / 567 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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