

Price

£290,000

Leasehold

2x  2x  1x 

**Rookery Court, Marden,
Tonbridge, Kent, TN12**

Wards
Helping you move forwards



Main features

- **First Floor Apartment with stair lift access in executive, gated retirement development with residential estate manager**
- **Modern kitchen/dining with appliances, spacious sitting room with private balcony, en-suite and bathroom**
- **Immaculate communal gardens, water feature, allotment plots, open bay parking space and visitor parking**
- **Walking distance to Marden village High Street**
- **Separate guest suite for over night visitors.**

Accommodation

FIRST FLOOR

Entrance Hall

Kitchen: 13'2 x 12'5 (4.02m x 3.79m)

Lounge: 16'5 x 14'1 (5.01m x 4.30m)

Bedroom 1: 15'4 x 11'0 (4.68m x 3.36m)

En-Suite Wet Room

Bedroom 2: 14'0 x 11'0 (4.27m x 3.36m)

Bathroom: 10'3 x 6'4 (3.13m x 1.93m)

OUTSIDE

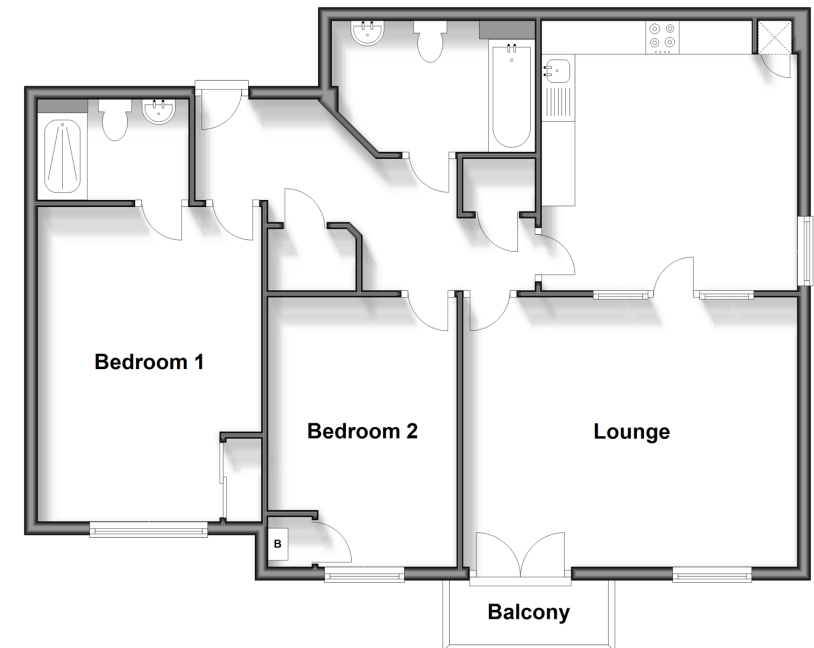
Balcony

Communal Gardens

Open bay parking space

First Floor

Approx. 85.4 sq. metres (919.4 sq. feet)



Call Staplehurst - 01580 893322 ■ wardsofKent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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