



**Price**  
**£240,000**

**Leasehold**

1x  1x  1x 

**Holman House, Station  
Road, Staplehurst, Kent,  
TN12**

*Wards*  
Helping you move forwards

## Main features

- **First Floor Apartment**
- **Contemporary style kitchen with marble effect worktops and integrated appliances**
- **Contemporary shower room with white sanitary ware and black fittings**
- **Advantage 10 year building warranty for peace of mind**
- **Allocated parking space with EV charging point**
- **Ideal for first time buyers to get on the property ladder**

## Accommodation

### FIRST FLOOR

Lounge/Kitchen/Diner: 27'9 x 13'7 (8.46m x 4.14m)

Bedroom 1: 14'7 x 9'8 (4.45m x 2.95m)

Bathroom



### Nearest Schools

Primary Schools: Staplehurst School 0.4 miles, Frittenden C of E Primary 2.6 miles, Marden Primary 2.8 miles

Secondary Schools: Sutton Valence School 3.6 miles, Bethany School 3.6 miles, Linton Park School 4.4 miles

Further Education: Sutton Valence School 3.6 miles, Bethany School 3.6 miles, Cornwallis Academy 4.5 miles



### Transport Information

Train Stations: Staplehurst 0.2 miles, Marden 2.2 miles, Headcorn 3.1 miles



### Address

Holman House, Station Road, Staplehurst, Kent, TN12



### Directions

For directions to this property please contact us.

**Call Staplehurst - 01580 893322 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

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

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



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