



**Connells**

Roman Court High Street  
Edenbridge



## Property Description

Connells are pleased to welcome to the market this well presented one bedroom third floor apartment, located in a sought after retirement development, located in Edenbridge. The property is presented to the market in good order throughout and has no onward chain. The property benefits from a spacious lounge with windows to the rear, flooding the room with light. This leads onto the well presented kitchen, which offers a range of integrated appliances and ample work top and storage space. In addition to this there is a good sized bedroom with built in wardrobes and fitted units. The property is complete with a modern bathroom with both bath and shower facilities. Externally, the property offers well presented communal gardens and further communal parking. Whilst the block has a range of facilities to use including a communal lounge, restaurant and function room. There is also an estate manager on site and pull cords throughout for safety and security.

### Front

Communal entrance with stairs and lifts to all floors.

### Front Door

Leading to,

### Entrance Hall

Door to all rooms, storage cupboard, fitted carpet, and power points. Pull Cord.

### Lounge

23' 5" x 10' 9" ( 7.14m x 3.28m )

Window to rear, feature fireplace and surround, TV point and telephone point. Fitted carpet, power points and heater.

### Kitchen

9' 11" x 8' 4" ( 3.02m x 2.54m )

Window to rear. A range of base and wall mounted units, electric oven, electric hob and extractor fan overhead. Stainless steel sink top and drainer, Integrated fridge and integrated freezer. Part tiled walls, laminate flooring and power points.

### Bedroom

15' 1" x 10' 1" ( 4.60m x 3.07m )

Window to rear, built in wardrobes and fitted units. TV point and telephone point. Fitted carpet, power points and heater.

### Bathroom

Low level WC, wash hand basin and vanity unit. Bath with emergency button. Walk in shower unit with shower overhead. Laminate flooring, heater and extractor fan.

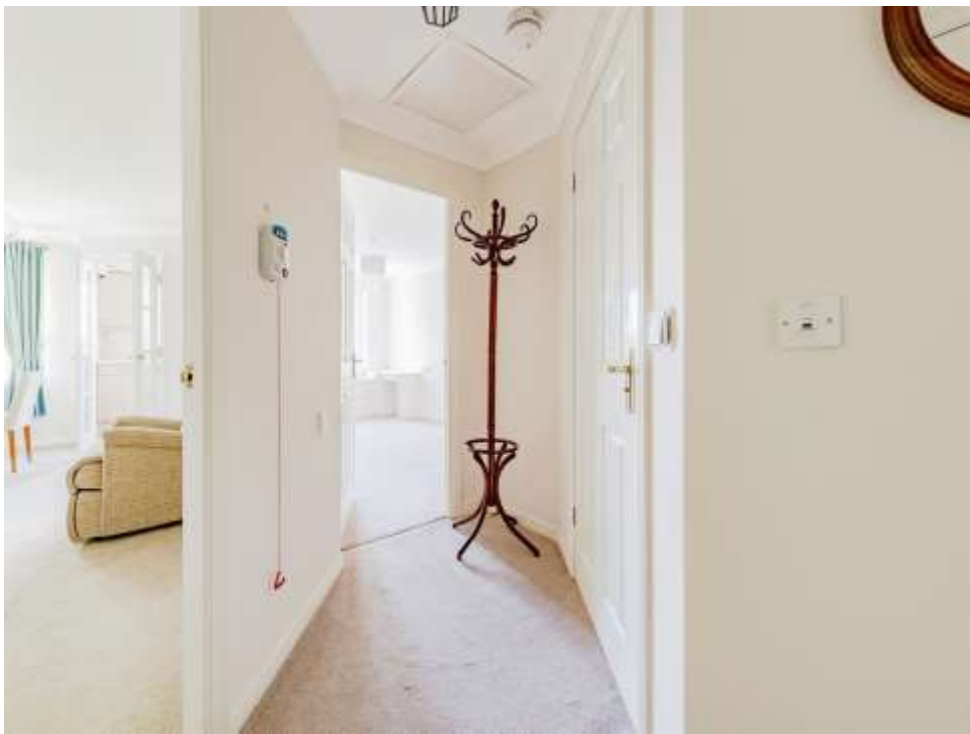
### Communal Gardens

### Development

The development offers a range of communal facilities which include a residents lounge, function room, and restaurant. There is also a guest suite and laundry room.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404364](http://connells.co.uk/Property/EGR404364)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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