



Connells

Albion Way
Edenbridge



Property Description

A beautifully presented and spacious two bedroom apartment, set within a modern and sought-after development in the heart of Edenbridge. This impressive home offers a bright open-plan living area with a stylish fitted kitchen, two generous bedrooms, and a contemporary family bathroom finished to a high standard.

The property also benefits from allocated parking and well maintained communal areas. Perfectly positioned within walking distance of Edenbridge Town station, local shops, and amenities making it an ideal choice for professionals, downsizers, or investors seeking a high-quality, low-maintenance home.

Lounge

11' 8" x 15' 1" (3.56m x 4.60m)

Kitchen

9' 5" x 6' 3" (2.87m x 1.91m)

Bedroom 1

9' 1" x 15' (2.77m x 4.57m)

En Suite

Bedroom 2

8' 5" x 11' 6" (2.57m x 3.51m)

Bathroom

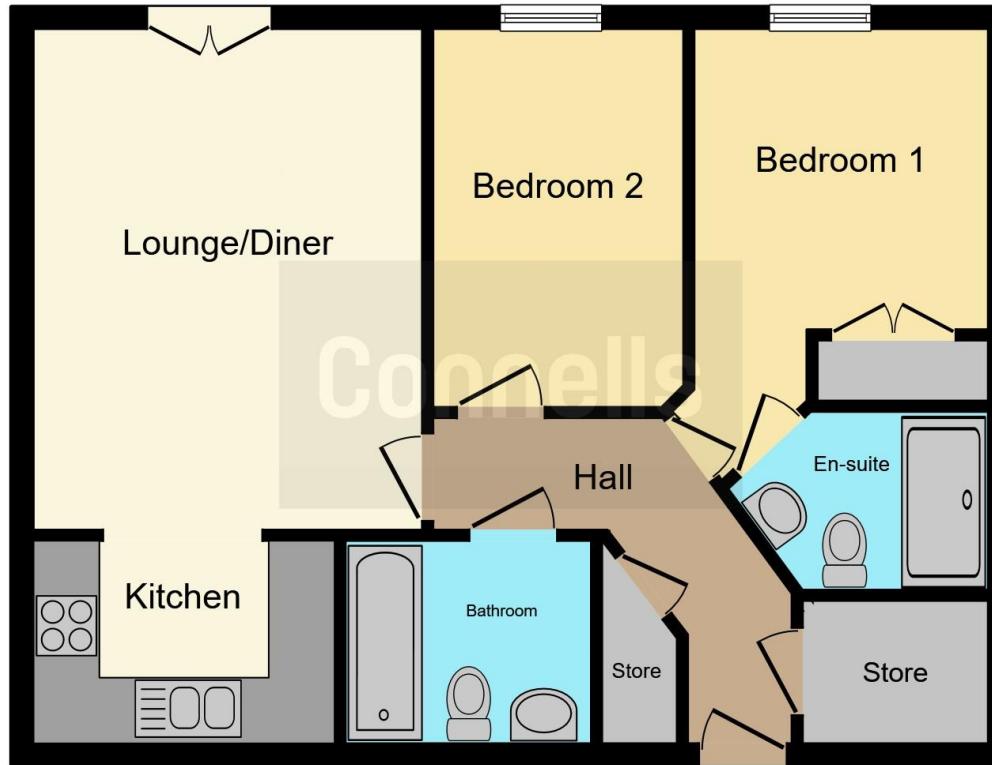
Parking

1 x allocated parking space









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C

Council Tax
Band: C

Service Charge:
1739.64

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405352

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGR405352 - 0005