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**The Maltings, Carpenters Lane,
Hadlow, Kent, TN11 0DQ**

£240,000 - Share of Freehold

**Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com**



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THE PROPERTY

Now ready for a new owner, this apartment is situated on the first floor of this former brewery and is most conveniently located in the centre of the popular village of Hadlow with shops & amenities close by. Main entrance with entry phone system and stairs or lift to the first floor. Own front door into entrance hall with cupboard housing water storage heater & a further full height storage cupboard ideal for outdoor gear. The main living area is open plan with space for comfy seating & dining along with full height double glazed door opening to a Juliet balcony. The kitchen area is comprehensively fitted with a range of storage units & worktops and includes electric under oven with electric hob, extractor, integrated fridge/freezer and space & plumbing for washing machine. There are two bedrooms, both with electric wall heaters and the larger bedroom has fitted wardrobes too. A fully tiled shower room with WC, wash basin & shower cubicle completes the accommodation.

OUTSIDE

The property has pleasant communal grounds and a useful allocated parking space.

AGENT’S NOTE

The property is Share of Freehold and being sold with No Onward Chain
Service Charge: Currently £140 pcm
Lease: 175 Years from 1987 (138 years remaining)
Ground Rent: 1 Peppercorn per year

THE LOCAL AREA

The Maltings is located in the centre of the charming village of Hadlow with its thriving and active community. Located approximately 4 miles distant from Tonbridge on the northern side. Hadlow ticks all the boxes offering local shops and amenities including doctors, dentist, chemist, library, primary school and St Mary's Church as well as good bus services into Tonbridge and Tunbridge Wells or easterly to Maidstone. In addition the surrounding area has many walks through farmland and orchards, a taste of the garden of England! Tonbridge town centre offers an excellent range of shopping and recreational facilities along with secondary, grammar and independent schools. Tonbridge also has a mineline station offering services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the M25/M20 and the south coast.

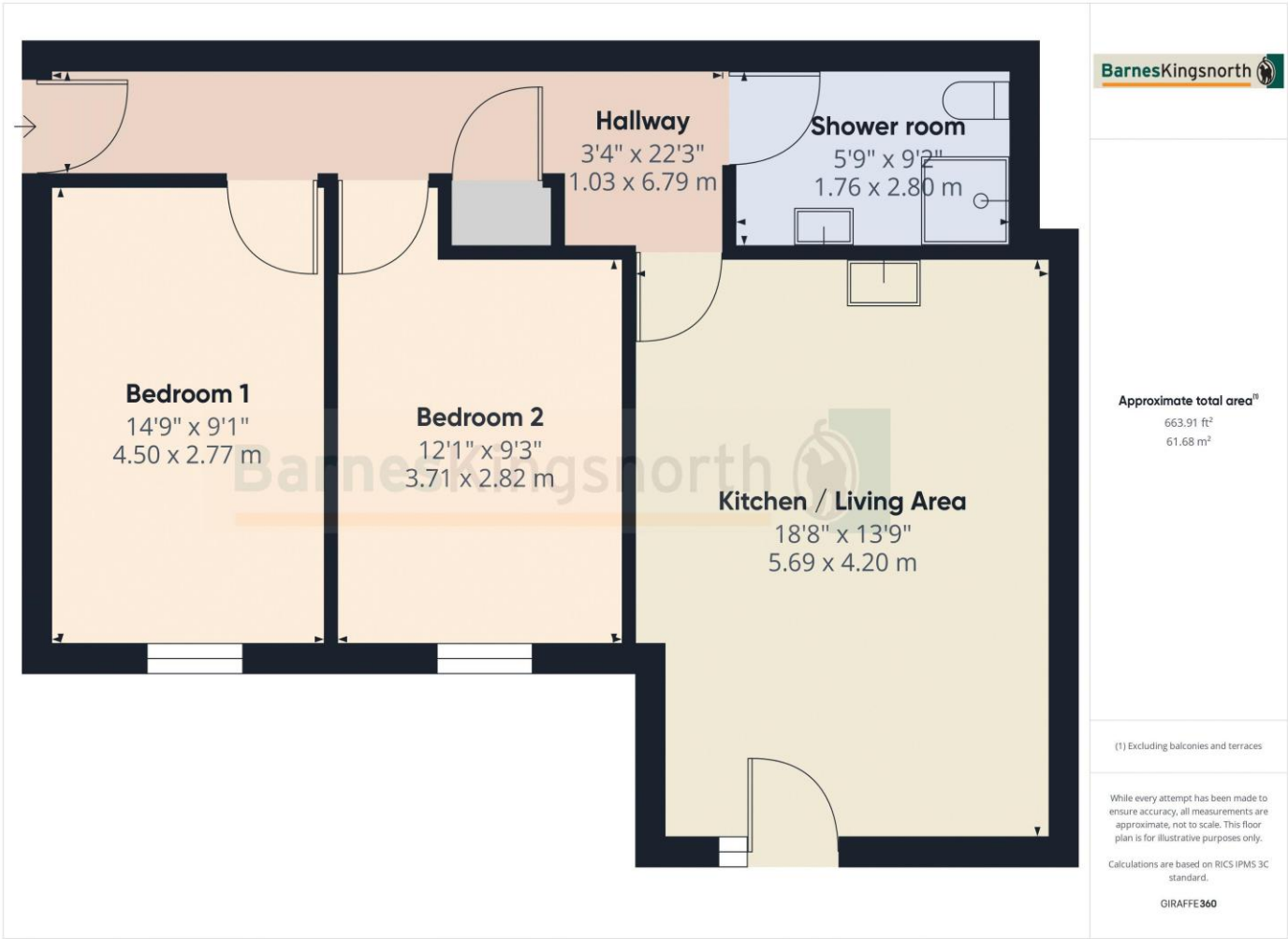
ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards, at the first set of traffic lights continue right into Hadlow Road/Bordyke/A26 continuing along this road and upon reaching the centre of Hadlow village take the left turn into Carpenters Lane and The Maltings is situated on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: B
Council Tax Band: C

Ref: T1396/420190/V1



Approximate total area[®]
663.91 ft²
61.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

AGENT’S NOTE: Rooms are measured to the nearest 3”. Three feet= 0.9144m, therefore a room 12’ x 12’ would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.