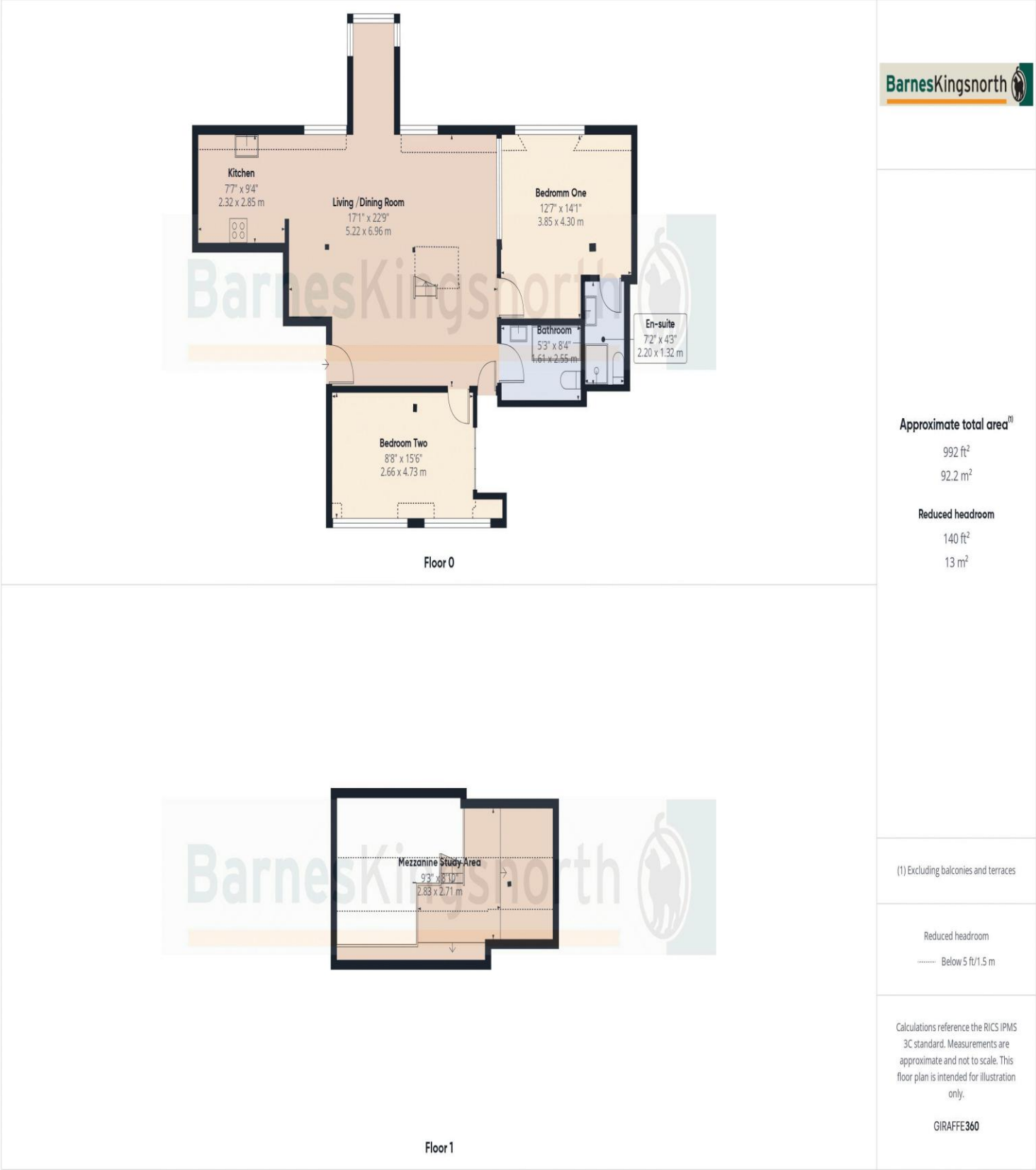


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



**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.



**The Maltings, Hadlow, Kent, TN11 0DQ.**

**£285,000 Share of Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
**[www.bkestateagents.com](http://www.bkestateagents.com)**





1



2



2

## THE PROPERTY

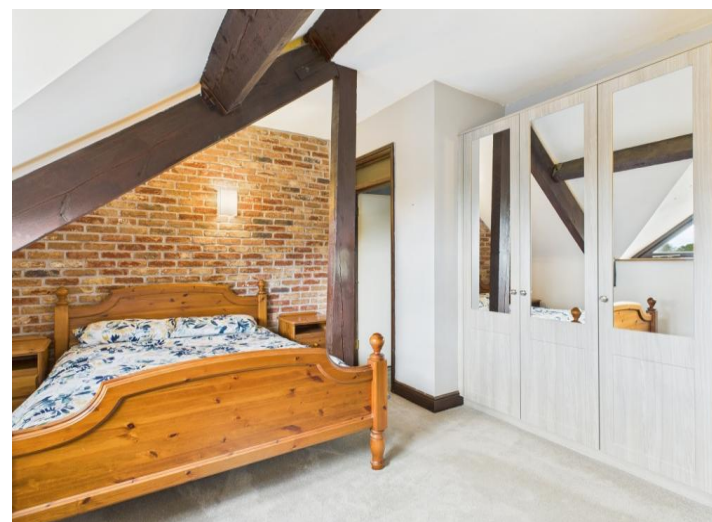
Presenting an exceptional opportunity to acquire a luxury penthouse apartment which blends contemporary elegance and timeless design. Stairs and a lift from a communal entrance hall give access to this delightful open plan residence. Upon entry the expansive open plan living/dining/family room is flooded with natural light pouring in, there is a wealth of stylish beams adding interest together with stunning views over the surrounding countryside. Solid oak flooring flows seamlessly through the entire space. The fabulous central feature oak staircase rises to a mezzanine floor providing additional space, ideal for a study. The stylish kitchen is open to the dining/living/family room and is beautifully fitted and well equipped with a comprehensive range of grey units with marble effect worktop and integral appliances. The easy care yet stylish woodblock vinyl flooring will certainly appeal. Both bedrooms are charming and of excellent proportions and the principal bedroom includes fitted wardrobe cupboards and feature brick walling to one wall along with an impressive en-suite shower room fitted with crisp white sanitary ware with chrome features. There is a luxury bathroom, perfect for pampering yourself featuring a 'P' shaped bath, white vanity unit and blonde woodblock vinyl flooring. This unique property combines modern features, a flexible layout and a feeling of tranquility from the surrounding countryside along with a most convenient location. Offered for sale with NO ONWARD CHAIN.

## OUTSIDE

Peace of mind with your own designated car parking area. Area of communal garden.

## AGENTS NOTE:

Service charge: Currently £140 per calendar month which includes Buildings Insurance & Garden Maintenance  
The Property is Share of Freehold with a lease of 86 years remaining.



## 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 mainline 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: D**

**Council Tax Band: E**

