



4 Heath Court , The Heath, Horsmonden, Tonbridge, Kent,
TN12 8JE

Offers in the Region Of £279,995

**Waghorn
&
Company**

Independent Estate Agents

*** Duplex Apartment * Grade II Listed * Off street parking * No forward chain * Communal Gardens * EPC Rating N/A / Council Tax Band C - £2,062.64 P.A ***

Waghorn & Company are proud to offer this spacious three bedroom Duplex Maisonette set within a most charming detached Grade II listed building situated in the heart of this popular Village of Horsmonden. The property has an approximate floor area of 100 Sq. M (1076 Sq. ft) and is located a short walk from the Village Green and local amenities whilst only a short drive to a Paddock Wood Main Line station. An early viewing is highly recommended and the property is offered for sale with no forward chain.

Entrance

Access is via a pathway leading to the rear of the property, glazed entrance door leading to communal area with stairs leading to private entrance door which opens to entrance hall.

Entrance Hall

Part glazed door to sitting room and door to shower room, stairs leading to second floor and wall mounted electric heater.

Sitting Room 10' 0" x 15' 6" (3.05m x 4.72m)

Double glazed window to side with views over central courtyard communal gardens, door to kitchen, two wall light points, exposed timber beam and wall mounted electric heater.

Kitchen 12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window to side, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine and dishwasher, inset halogen hob, built in electric oven under and extractor hood over.

Bedroom 2 8' 0" x 11' 3" (2.44m x 3.43m)

Double glazed window to side and wall mounted electric heater.

Bedroom 1 18' 7" x 8' 4" (5.66m x 2.54m)

Double glazed window to rear and wall mounted electric heater.

Bathroom 11' 0" x 5' 9" (3.35m x 1.75m)

Double glazed frosted window to side, panelled bath with mixer taps and shower attachment, pedestal hand wash basin, shower cubicle with electric shower, low level W/C, ceramic wall tiling and inset spotlights.

Second Floor

leading to bedroom.

Attic Room 27' 5" x 9' 6" (8.35m x 2.89m) (restrictive head room)

double glazed windows to front, pitched roof, door to side for walk in wardrobe, further storage room housing hot water cylinder and slatted shelving, inset spotlights and wall mounted electric heater.

Outside

Well maintained communal gardens and allocated parking





Tenure

Share of Freehold

Length of Lease

999 years from the 1st January 1999

Annual Service Charge £3,707.49

Ground Rent £0

We recommend that the above details are verified by your legal representative prior to entering into a legally binding contract.

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Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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