



2 Eylesden Court, Bearsted Green, Kent ME14 4BF

A spacious, three bedroom 1st floor apartment with two balconies and a garage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Sitting / Dining Room

Kitchen

Three Bedrooms

Jack n Jill Bathroom

En suite Shower room

Two balconies

Garage

150 year lease from 2004

No Ground Rent

55+ Age Covenant

The Property

2 Eylesden Court is a stunning 1st floor apartment with two balconies overlooking courtyard gardens.

The entrance is via the ground floor lobby with a wide staircase which can facilitate a stair lift if required. This leads to an open plan landing with a galleried window.

The spacious open plan sitting /dining room has double doors at both ends which lead onto each of the balconies and a door from the fitted kitchen also has access onto the balcony. The kitchen has a range of fitted units with an integrated dishwasher, washing machine and fridge/freezer.

The master bedroom has a Jack n Jill bathroom and fitted wardrobes. The 2nd bedroom has an en suite shower room plus built in wardrobes and the 3rd bedroom can be used as a study.

The property has electric storage heating and double glazing throughout. A partially boarded loft is accessed via a folding ladder and provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £450,000 O.I.E.O (Leasehold)

Directions to Eylesden Court

From Junction 8 of the M20 take the Ashford Road (A20) to Maidstone. Pass Musket Lane on your right followed by Caring Lane on your left and then take the right turn into Roundwell before the Tudor Park Hotel Country Club signposted Bearsted. Follow the road to the green and turn left at the Oak on the Green public house. Eylesden Court is the next turning on the left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call Cognatum Property on 01491 821170 (Mon- Sat 9am-5pm)





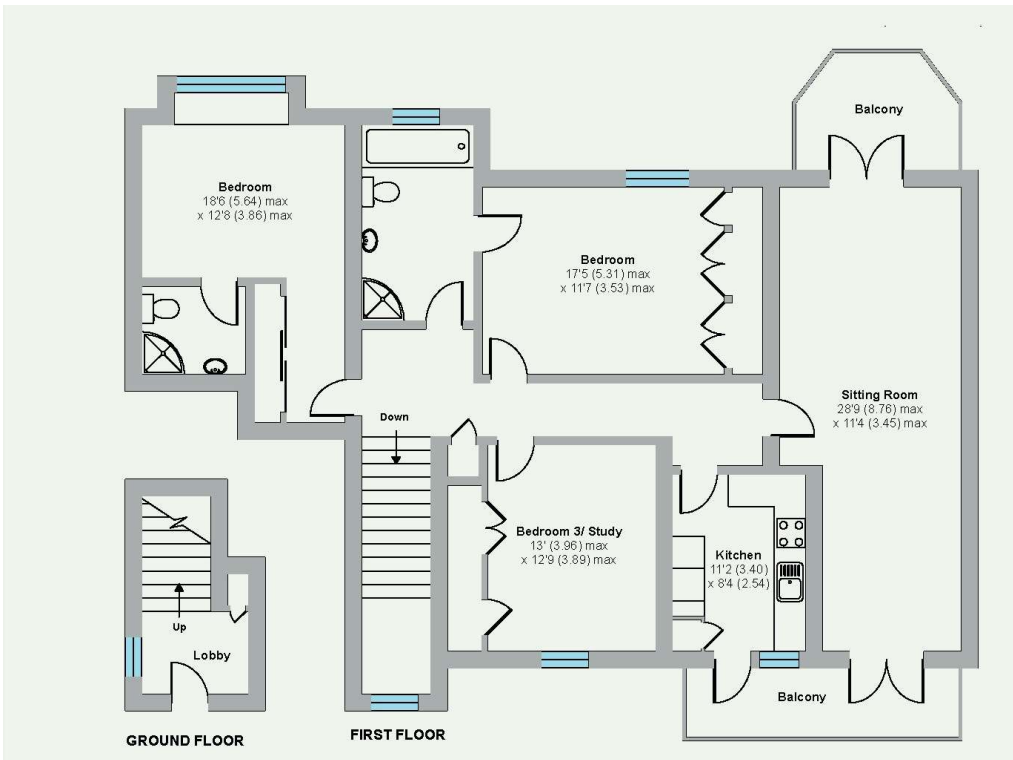
Kitchen



Bedroom 1



Bedroom 2



View from balcony

Approximate Gross Internals: 132.9 m² / 1431 ft²

Council Tax Band: F

Service Charge: £7060 pa

Energy Performance Rating: C (73)

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Eylesden Court

Eylesden Court is next to the village green, reputedly one of the oldest cricket grounds in Kent. The estate was built in the spacious grounds of a former preparatory school and enjoys an open parkland setting with an orchard and a splendid backdrop of oast-houses and Holy Cross Church. The properties are arranged in three distinct areas; the estate's own 'village green', a scented garden and the orchard. There is a croquet lawn for the summer months and an allotment garden for the market gardeners.

Bearsted Green, with its lovely Georgian and Victorian architecture, has shops, restaurants and two pubs. There are clubs and societies within the village and a ramblers' paradise on the doorstep, with the Pilgrims' Way and North Downs Way passing close by. Bearsted station offers a regular train service to London Victoria, which can be reached in just over an hour, and a short drive of 30 minutes is all it takes to put you at the seaside. The incredible 13th-Century Leeds Castle, most famous for once being home to Henry VIII's first wife, Catherine of Aragon, is only four miles away from the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



View of the Oast Houses from Eylesden Court



Bearsted Cricket Pitch



Holy Cross Bearstead



Leeds Castle

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