



149 Albion Way, Edenbridge, Kent TN8 6JQ

In Excess of **£270,000**

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149 Albion Way, Edenbridge TN8 6JQ

A ground floor two-double-bedroom, two-bathroom flat situated at the end of the cul-de-sac in Albion Way, Edenbridge.

The apartment benefits from direct access to the communal garden via your double glazed patio door, overlooking woodland.

Communal entrance hall, with security entry phone, leading to the ground floor flat. Entrance hall leading to all principle rooms, with two deep storage cupboards and a useful shoe storage shelving solution behind a sliding door. The sitting room is dual-aspect and has direct access to the communal gardens via the double glazed patio doors, open plan to the modern kitchen housing integrated fridge/freezer, washer/dryer and dishwasher. Base units with ample work surfaces, inset sink and wall units providing further storage. Wall unit houses the boiler which was refitted approximately 5 yrs ago.

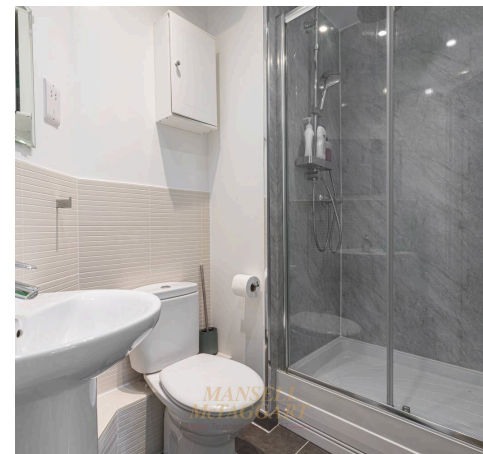
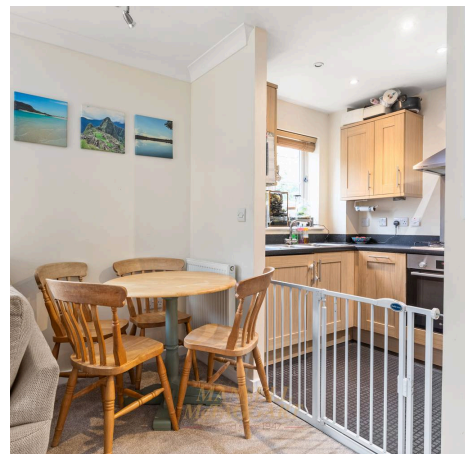
The main bedroom is a comfortable double room with built-in wardrobe and a door into the modern ensuite shower room with large rain shower. The second bedroom is also a double room overlooking the rear, modern family bathroom.

Double glazed throughout, new boiler (5 yrs) and kitchen with fitted appliances. Quiet cul-de-sac location.

Externally, the property has an allocated parking space, many visitor parking spaces, and also a communal garden to the side and rear.

Viewings are highly recommended.

Council Tax band: C EPC Rating: B





149 Albion Way

Edenbridge, Edenbridge

Ground floor 2 double bedroom 2 bathroom ground floor apartment with small paved area and allocated parking. Cul de sac location, gas heating, close to Edenbridge train Station. Viewing Recommended.

Council Tax band: C

Tenure: Leasehold

Lease: 125 years from January 2007

Ground Rent: £250 per annum

Ground Rent review period: 10 years

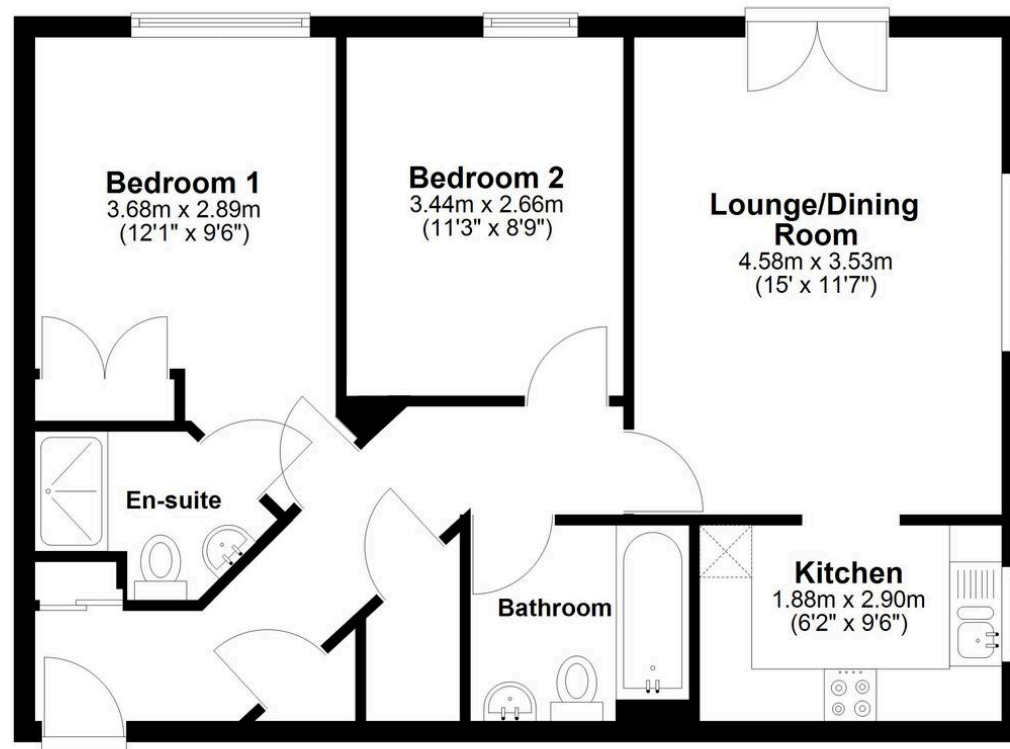
Service Charge: £144 per month

- GROUND FLOOR 2 BEDROOM APARTMENT
- EN SUITE TO THE MASTER BEDROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING & AMPLE VISITOR PARKING
- MODERN BATHROOM
- QUIET CUL DE SAC LOCATION
- OUTSIDE SPACE, GARDENS
- CLOSE TO THE MAIN LINE STATION - EDENBRIDGE



Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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