



125 Albion Way, Edenbridge, TN8 6JQ

Offers Over £260,000 Leasehold

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125 Albion Way

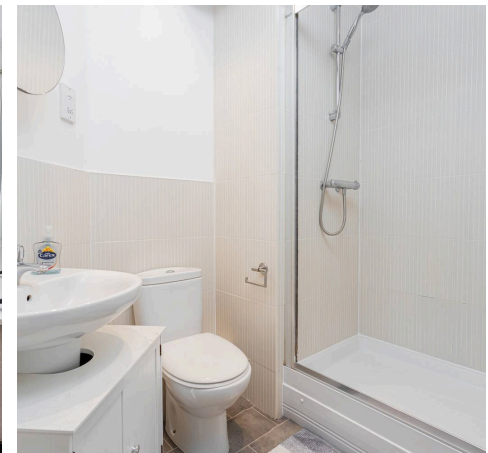
Edenbridge, Edenbridge

A beautifully presented two bedroom first floor flat, set in a quiet cul-de-sac location, within walking distance to the mainline train station in Edenbridge. The property is accessed via a communal stairway with intercom system. Upon entering the flat, there is an entrance hall with two storage cupboards; sitting/dining room with a Juliette balcony; kitchen with range of base and wall units, integrated fridge/freezer, washing machine, dishwasher and oven, inset sink and a gas hob; master bedroom with built in wardrobes and en-suite shower room; second double bedroom and a family bathroom. Externally, there is a communal grass area, allocated parking for one car and visitor parking. The property is heated via gas central heating and is double glazed throughout.

Lease Length: 107 years remaining, Ground Rent: £250 per 6 months, Service Charge: £145 per month.

Council Tax Band 'C' £2,229.59 (2025/26)

EPC Rating 'TBC'





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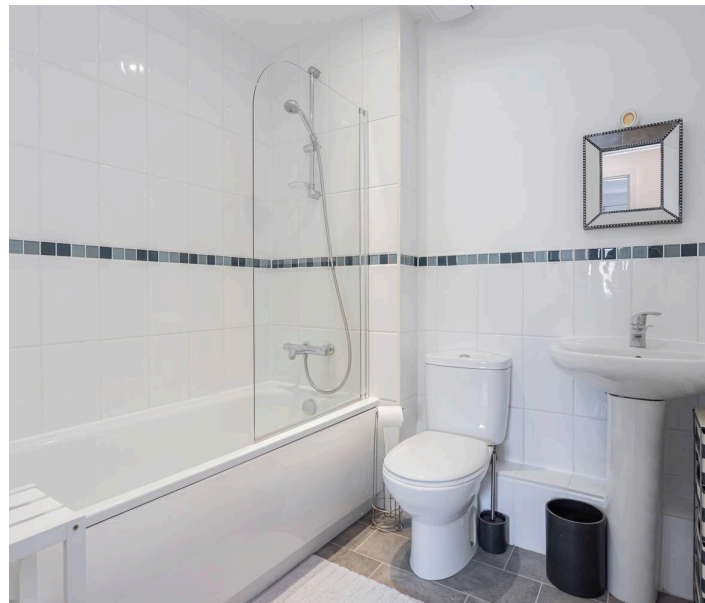
Edenbridge, Edenbridge

A beautifully presented two bedroom first floor flat, En suite to master Bedroom. Set in a quiet cul-de-sac location, within walking distance to the mainline train station in Edenbridge.

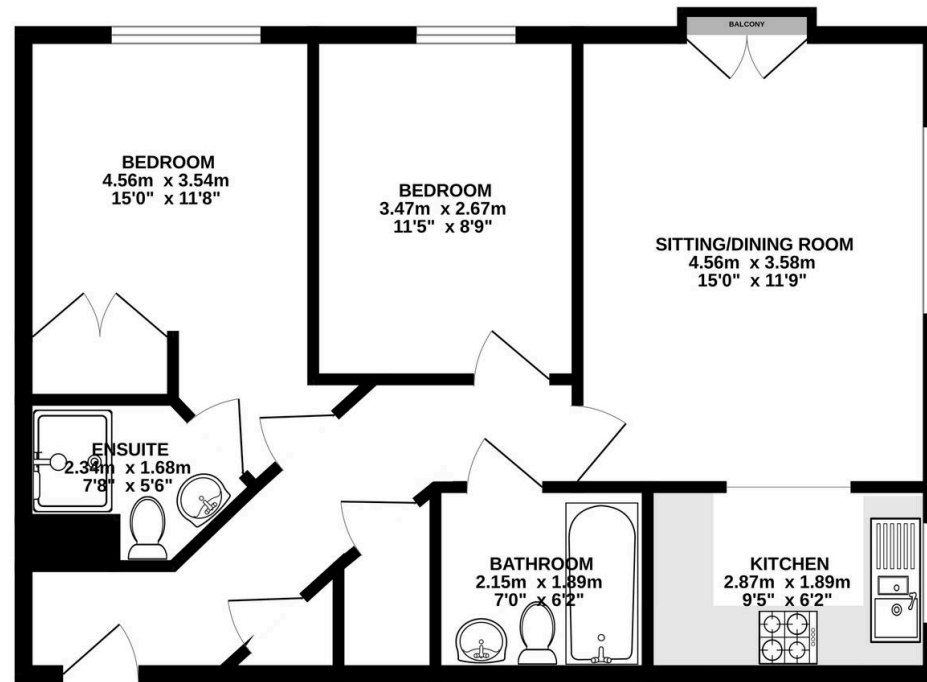
Council Tax band: C

Tenure: Leasehold

- TWO BEDROOM FIRST FLOOR FLAT
- MODERN FITTED KITCHEN WITH INTEGRATED FRIDGE/FREEZER, WASHING MACHINE, DISHWASHER
- EN SUITE TO MASTER BEDROOM & BUILT IN WARDROBES
- LOUNGE/ DINING ROOM WITH JULIETTE BALCONY
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- CUL -DE-SAC LOCATION
- MAIN LINE STATION WITHIN A STONES THROW
- VIEWING RECOMMENDED



FIRST FLOOR
58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA: 58.8 sq.m. (633 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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