

# RADFORDS

ESTATE AGENTS

Village Properties

No Onward  
Chain



**FLAT 3**  
**3 CASCADE CLOSE**  
**MARDEN**  
**KENT**  
**TN12 9FW**  
**PRICE £200,000 LEASEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# FLAT 3, 3 CASCADE CLOSE, MARDEN, KENT, TN12 9FW

**AN OPPORTUNITY TO ACQUIRE A GROUND FLOOR SPACIOUS AND BEAUTIFULLY PRESENTED FLAT.**

**ENTRANCE HALLWAY, LIVING ROOM & DINING AREA, KITCHEN, BEDROOM, BATHROOM, ALLOCATED CAR PARKING**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From the centre of Marden, continue straight following the road ahead past the Marden Memorial Hall and then take the next left into Admiral Way. Take the first right into Cascade Close and the property will be on your left-hand side.

## **DESCRIPTION**

This property is offered for sale at an asking price of £200,000 Leasehold or alternatively on a shared ownership basis details of which are set out below. Situated in the picturesque village of Marden, a one bedroomed home inviting a blend of comfort, style and convenience. Ideal for the first time buyer or down sizers. The property presents an excellent opportunity to enjoy village living. A bright and spacious open plan living area with ample light and well-appointed kitchen with integrated appliances.

The property is set in the outskirts of the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



# FLAT 3, 3 CASCADE CLOSE, MARDEN, KENT, TN12 9FW

## COMMUNAL ENTRANCE HALLWAY

With security. Front door leading to:

## INNER HALLWAY

Oak-effect flooring. Radiator. Two spacious useful cloaks cupboards.

## MAIN LIVING ROOM/DINING ROOM AREA

L-shaped. Double aspect with bay window to front and window to side. Radiator.

## KITCHEN

Fitted out with a range of quality base and eye level units with stainless steel single drainer sink unit with monobloc tap. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Zanussi electric oven. Gas hob with extractor hood over. Wall-mounted Worcester boiler serving domestic hot water and central heating. Recessed spotlights.

## BEDROOM

Window to front. Radiator. Fitted carpeting. Double wardrobe cupboard.

## BATHROOM

Spacious and well-fitted. Panelled bath with shower and screen. Pedestal hand wash basin. WC. Tiled flooring. Chrome heated towel rail. Recessed spotlights. Shaver light point.

## OUTSIDE

The property has an allocated car parking space together with visitor parking available generally.

## TO BE SOLD:

### OPTION 1:

For sale outright £200,000 Leasehold.

### OPTION 2:

The property can be bought under the shared ownership basis with a full price of £200,000 with a 30% share at a figure of £60,000 with a minimum deposit of £3,000. Please visit <https://mhs.org.uk/find-your-home/shared-ownership-homes/find-a-shared-ownership-home/resale-shared-ownership-homes/flat-3-3-cascade-close-marden/>

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: **B**

## COUNCIL TAX

Maidstone Borough Council Tax Band B

# FLAT 3, 3 CASCADE CLOSE, MARDEN, KENT, TN12 9FW



## FLAT 3, 3 CASCADE CLOSE, MARDEN, KENT, TN12 9FW



### **MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*