

# RADFORDS

ESTATE AGENTS

Village Houses

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No Onward  
Chain



16 ROOKERY COURT  
MARDEN  
KENT  
TN12 9AZ

PRICE £375,000 LEASEHOLD



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

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

# 16 ROOKERY COURT, MARDEN, KENT, TN12 9AZ

**ROOKERY COURT IS AN EXCLUSIVE DEVELOPMENT BUILT APPROXIMATELY 10 YEARS AGO LOCATED IN THE WEALD OF KENT WITHIN THE RURAL VILLAGE OF MARDEN**

**We are pleased to offer a first-floor flat which is beautifully presented**

**Entrance Hall, Living/Dining Room, Kitchen, Three Bedrooms (One Ensuite), Family Bathroom, Allocated Car Park And Parking Area, Gardens**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of the village of Marden proceed into Albion Road and turn right into Roundel Way. Continue along to the end where the entrance to Rookery Court will be found directly ahead.

## **DESCRIPTION**

The location of Rookery Court is unsurpassed; it combines the tranquillity of a rural village setting but with the convenience of modern amenities nearby. This exclusive development is located within the centre of the village and surrounded by mature trees being a beautiful location to enjoy. Exclusively for the over 60's, Rookery Court offers residence privacy, security and a range of carefully chosen services designed to make life as stress free as possible. Maintenance of the development and communal grounds is looked after by an estate manager. A unique feature of Rookery Court is the fabulous guest house which is for use by the resident's visiting family and friends providing additional private accommodation. Marden is a thriving community surrounded by lovely Wealden Countryside. Dating back to the 12th century, Marden has an excellent range of local amenities as well as a mainline station and excellent medical centre. Access to guest suite (free of charge) for visitors visiting the new owner to use by appointment.

The property is set in 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.



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The entrance to Rookery Court is through electrically operated gates opening onto a formal and beautifully maintained communal garden area.

## **FRONT DOOR**

Opening to:

## **ENTRANCE HALL**

Fully carpeted. Radiator. Large useful walk-in cloaks cupboard area. Door through to:

## **LIVING/DINING ROOM**

Casement doors opening onto balcony overlooking garden. Fully carpeted. Two radiators. Fitted shelving.

## **KITCHEN**

Fully fitted with quality base units with inset stainless steel sink unit with mixer tap. Matching wall dresser style unit. Integrated fridge freezer, washing machine and dishwasher. Gas AEG hob with extractor hood over and AEG electric oven under. Tiled flooring. Radiator.

## **BEDROOM 1**

Double aspect. Fitted carpeting. Radiator. Fully fitted out with quality fitted wardrobe cupboard with partial mirrored dooring and secondary similar range as well. Door opening to:

## **ENSUITE**

Walk-in shower cubicle. WC. Hand wash basin. Chrome heated towel rail. Tiled flooring. Half tiled walls.

## **BEDROOM 2**

Window to rear. Fully carpeted. Radiator. Cupboard housing Ideal gas-fired boiler serving domestic hot water and central heating.

## **BEDROOM 3**

Window to rear. Fully carpeted. Radiator.

## **FAMILY BATHROOM**

Panelled bath with handheld shower attachment. Hand wash basin. WC. Chrome heated towel rail. Tiled flooring. Half tiled walls.

## **AGENTS NOTE**

All carpets, light fittings and curtains are included within the transaction.

The furnishings currently in the flat may be available for sale independently.

## **OUTSIDE**

The property enjoys communal and beautifully maintained gardens. The flat comes with a covered car port area with allocated parking as well as visitor parking.

## **AGENTS NOTE**

The property is subject to a management share for the whole of Rookery Court which is split evenly between all of the properties. We are advised that the current service charge is £5,200.00 per annum paying half yearly. This covers garden and external maintenance. The property is leasehold with a 999-year lease from 2013, fuller details can be supplied upon request.

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## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

## COUNCIL TAX

Maidstone Borough Council: Band E

## MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

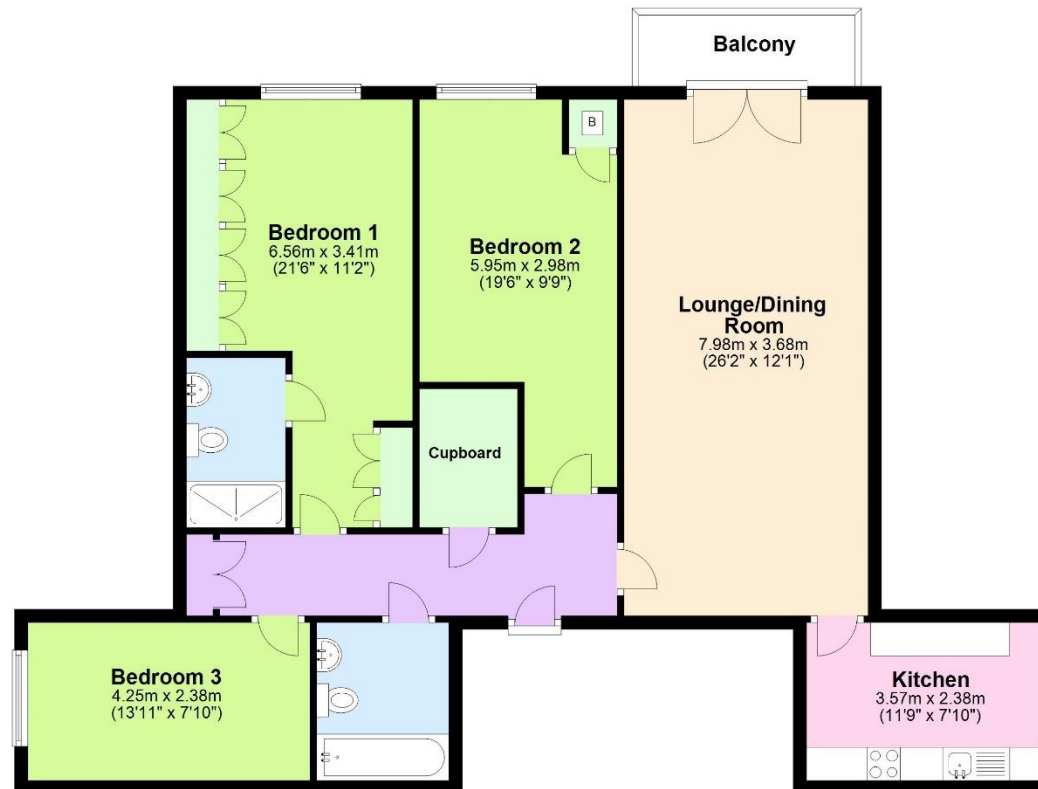
## DISCLAIMER

*These details and plans 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.*

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## FLOORPLANS

Floor Plan



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.