FLAT 7, ROMAN COURT, FAIRFIELD ROAD, BOROUGH GREEN, KENT, TN15 8NY

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

Hillier Reynolds

£210,000

LEASEHOLD

Two bedroom retirement apartment located in central village location.

Well-presented ground floor floor corner apartment.

Communal gardens and off road parking. NO ONWARD CHAIN.

The Property Ombudsman

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We are delighted to market this well-presented two bedroom retirement apartment. Located on the ground floor and occupying a corner plot this apartment is light and bright. This development is specifically for the OVER 55's.

Roman Court is found tucked away in a quiet cul de sac near to the centre of Borough Green. For convenience, residents have access through a locked gate directly into Station Approach. This makes the Co-Operative store, the train station and the high street, shops and facilities only a short and easy walk away. As this apartment is located at the rear of the development over-looking the communal gardens it is very quiet. Parking here is easy also having many residents and guests parking spaces available.

As you enter the development you will notice how well-maintained and spotless the gardens and communal areas are and there is a resident warden who ensures the complex is well run. There is a spacious communal lounge area that residents have the use of for social gatherings and coffee mornings. Another feature of this development is that there is a dedicated guest room for family and friends who may wish to visit and stay over.

This spacious apartment has been well-maintained by the current owner.

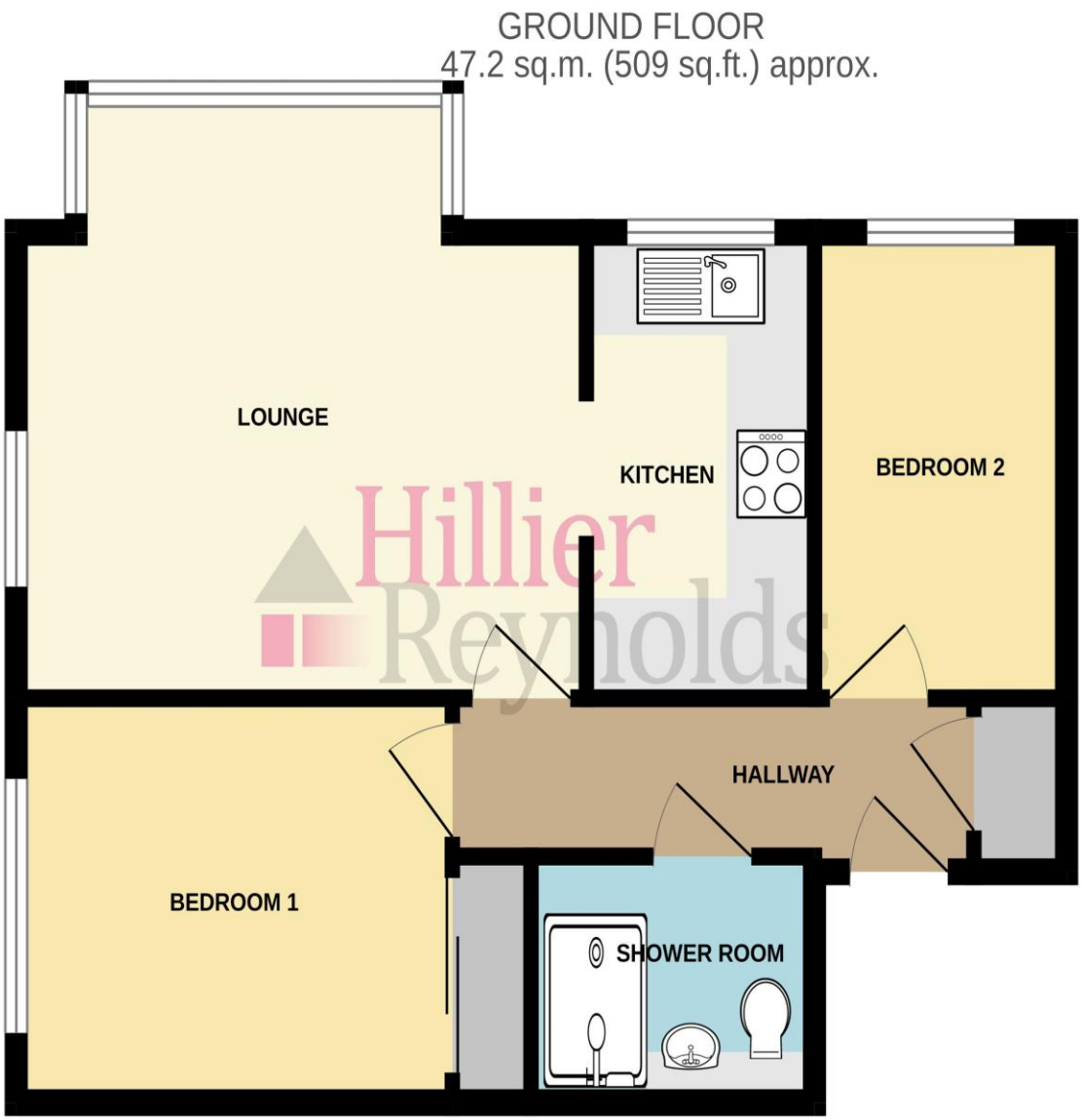
The entrance hallway has a large cupboard which offers plenty of storage space for coats and shoes. There is also an entry intercom system for peace of mind.

The apartment has had modern double glazing and because of the size of the windows all the rooms have a bright and airy feel. The lounge is well-proportioned and nicely decorated. There is a double aspect and a large bay window which makes the room feel open and bright. The room is large enough to accommodate a dining table and chairs. An archway leads through to the well fitted kitchen which has a good selection of cupboards and work top space.

The double bedroom has a large fitted wardrobe providing plenty of storage space. The second bedroom is single room. The bathroom in keeping with the rest of the apartment is spacious and well-presented and has a walk in shower.

The communal grounds are kept beautifully and there is a sunny patio and lawn area which is enjoyed by the owners and is a wonderful place to socialise over a cup of coffee and meet new friends. If you want some privacy then the communal gardens stretch around the development for you to be able to find your quiet spot in the sun.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The mainline station with services to London Bride, Charing Cross and Victoria and Ashford is opposite the development. There are good transport links with the M20, M26 Motorways just a short drive away.



TOTAL FLOOR AREA : 47.2 sq.m. (509 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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ACCOMMODATION

Hallway

Lounge
14'6" (4.42m) x 13'3" (4.04m) into bay

Kitchen
10'3" (3.12m) x 5'10" (1.78m)

Bedroom 1
11'3" (3.43m) x 8'11" (2.72m)

Bedroom 2
10'0" (3.05m) x 6'5" (1.96m)

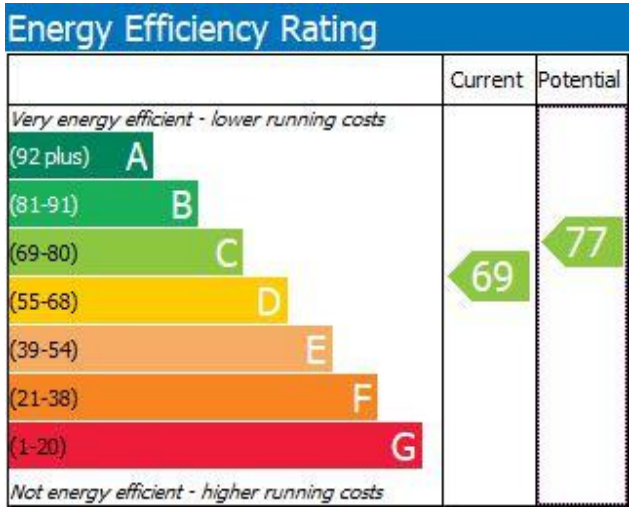
Shower Room

Outside

Communal Gardens and residents parking.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:
www.environment-agency.gov.uk
www.landregistry.gov.uk
http://list.english-heritage.org.uk
www.fensa.org.uk
www.gov.uk/green-deal-saving-measures
www.lpoc.co.uk (for listed homes)



Route to View

From our office in Borough Green proceed North along the High Street heading towards the train station. At the end turn right into Wrotham Road. Go past the train station and take the next turning left into Fairfield Road. Take the next turning left and follow this round to the left. Roman Court is on the left hand side along with the parking area.

For more information or to arrange an appointment to view, please contact us on:

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enquiries@hillier-reynolds.co.uk
www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

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