



## 8 Courtyard Gardens

Wrotham, TN15 7DS Leasehold



Price Guide £190,000



£190,000 - £210,000

This charming one-bedroom ground floor maisonette is specifically available for those aged 55 and over, offering an excellent opportunity for comfortable and peaceful living. Situated in the heart of beautifully maintained communal gardens, the property provides a serene and tranquil environment, perfect for those looking to enjoy their retirement in a peaceful setting. The lovely gardens offer a perfect space to relax and unwind, adding to the overall sense of calm and comfort that this property affords.

### Overview

- Over 55 retirement property
- Ground floor
- One double bedroom
- Lounge/diner opening to gardens
- Kitchen
- Garage & parking
- Offered chain free
- Sought after development
- Village location
- Viewing recommended

### Property Description

This delightful one-bedroom ground-floor maisonette is exclusively available for residents aged 55 and over, presenting a wonderful opportunity for relaxed and peaceful living. Nestled in the centre of meticulously kept communal gardens, the property offers a tranquil and serene atmosphere, ideal for those wishing to embrace a calm and contented retirement. The beautifully maintained gardens provide an inviting space to unwind, offering a perfect retreat to enjoy the outdoors while enhancing the overall sense of comfort and relaxation that this home provides.





### Location

The charming village of Borough Green offers a wealth of amenities, including a diverse selection of shops, restaurants, takeaways, a pub, bar, café, and coffee shops. Additionally, there are essential services such as a primary school, churches, doctors, dentists, and the well-regarded Reynolds Retreat, which features a gym, country club, and spa. For outdoor recreation, there is a park with a playground, tennis courts, a basketball court, a skate park, football pitches, and a bowls club. Borough Green also benefits from a railway station with direct services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), as well as to Maidstone and Ashford.

The village is surrounded by three historic, picturesque villages—St Mary's Platt, Wrotham, and Ightham—each

offering at least one pub, church, primary school, and park. The historic market town of West Malling, with its variety of shopping and leisure options, as well as a mainline railway station, is approximately 5.5 miles away.

Similarly, the historic town of Sevenoaks, known for its broad range of shopping, leisure facilities, and both state and private schools, including grammar schools and the esteemed Sevenoaks Public School, is about 6.7 miles away. Sevenoaks also offers a mainline station with services to London Bridge (from 23 minutes). Bluewater Shopping Centre lies approximately 13.5 miles from Borough Green, and both the M26 and M20 motorways are easily accessible within just 2.4 miles.

### Viewing Arrangements

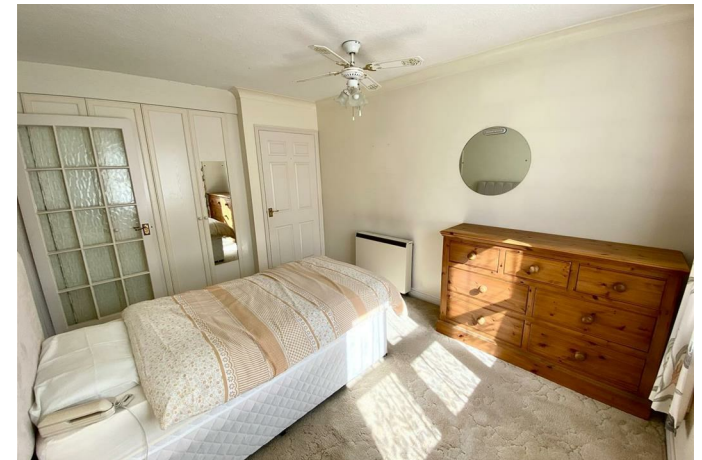
Viewings are strictly by appointment only via Kings.

### Directions

Head east on the A227 (Wrotham Road) towards Wrotham, turn left onto Borough Green Road, turn right onto St Mary's Road, follow the road until the end and turn right onto The High Street, turn left onto The High Street, turn left onto Old London Road, turn left onto Court Meadow, turn left onto Courtyard Gardens. What3words: ///blend.lanes.gown

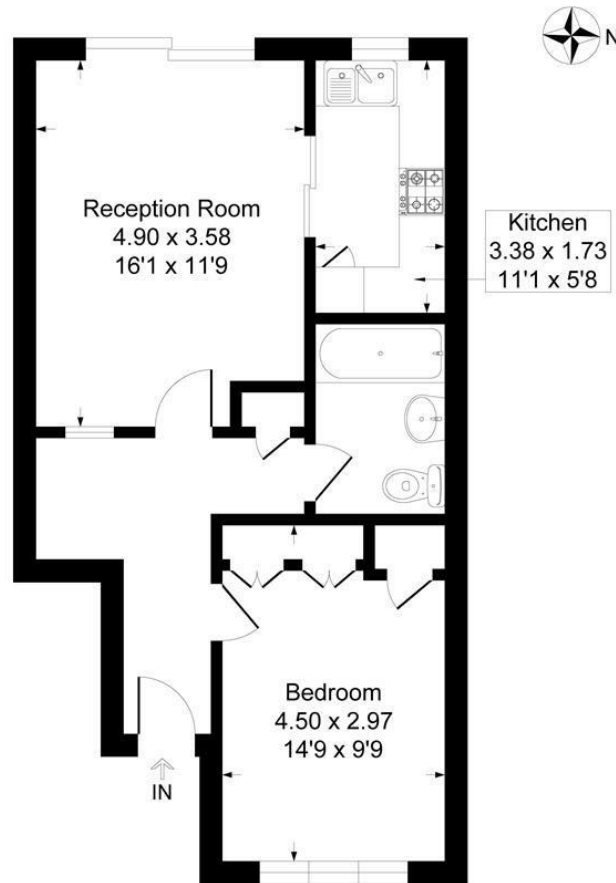
### Property Information

The property is council tax band D. We have been advised by our client the lease has 90 years remaining and the last service charge was £2993.46 per year. You are advised to ask your Solicitor to verify this. The property is double glazed and has electric storage heating.



## Courtyard Gardens, TN15

Approximate Gross Internal Area 51.5 sq m / 555 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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