59 MAIDSTONE ROAD
TONBRIDGE

£250,000

LEASEHOLD

This modern second floor apartment is a short walk from Paddock Wood mainline station. It has an open plan kitchen-living-dining room. The modern kitchen comes with integrated appliances including a fridge freezer, dishwasher and wine cooler. There are two double bedrooms and a modern family bathroom. Hallway storage cupboard with washing machine. Video entry phone system. Double glazing throughout and modern electric heaters, EPC band B. Council tax band D. Long lease with 995 years remaining, no ground rent, service charge £1482 pa. Allocated parking space and secure bicycle storage. Private South-West facing balcony. Leasehold. Purpose built building with lift. Fast fibre broadband connection. Viewing highly recommended.

• Modern 2 Bedroom Apartment • 5 Minutes Walk to Paddock Wood Mainline Station • Modern Kitchen with Integrated Appliances including Fridge Freezer and Dishwasher. • Open Plan Kitchen-Living Room with Private Balcony • Two Double Bedrooms

Kitchen-Living-Dining Room

The dual aspect open plan kitchen-living-dining room is a good size and has a French door that opens onto a private balcony. There is a TV/media point and three modern electric wall heaters.

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Modern Kitchen

The kitchen is well equipped with a one and half bowl kitchen sink with mixer tap/kettle tap. The integrated appliances include a fridge freezer, full size dishwasher, fan oven and wine cooler. There is an electric ceramic hob and a good range of wall and base kitchen cupboards providing plenty of storage.

Master Bedroom

The master bedroom has a double glazed window and a modern wall mounted electric heater.

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Family Bathroom

The family bathroom has a full length bath with shower over. There is a wall mounted basin with mixer tap, a WC, a heated towel rail, a shaving socket and an extractor fan.

Double Bedroom 2

The second double bedroom has a double glazed window and a modern wall mounted electric heater. The room has a TV/media point.

Hallway Utility/Storage Cupboard

There is a utility cupboard in the hallway that provides useful storage and houses a washing machine.

Private Balcony

A French door from the kitchen-living-dining room leads to a private South-West facing balcony.

Allocated Parking Space

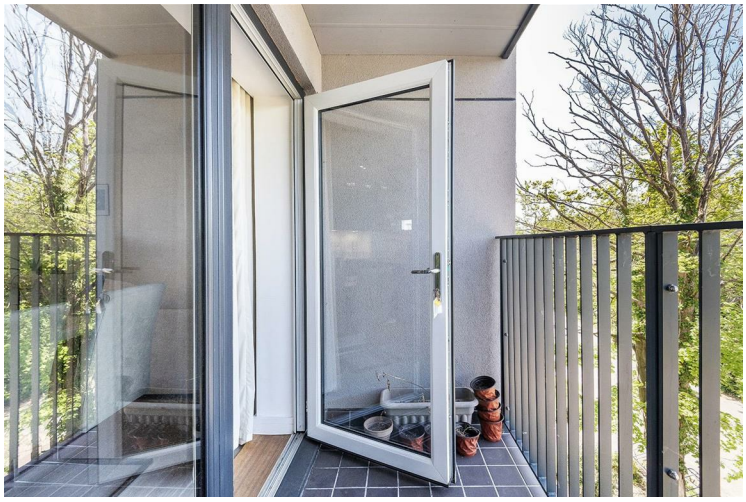
The property comes with an allocated parking space and secure bicycle storage.

Lease, Service Charge and Ground Rent

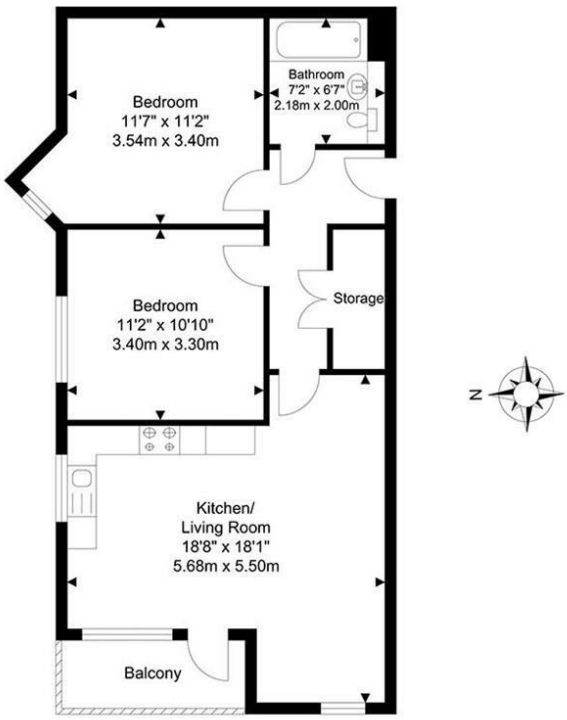
This is a leasehold property. The property lease is 999 years from 2022, with 995 years remaining. There is no ground rent and the service charge is £1481.81 pa.

EPC and Council Tax

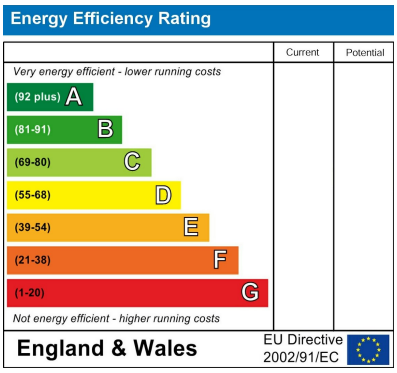
Energy Performance Certificate band B. Council tax band D, £2544.10 for 2026-27.



• Modern Bathroom • Leasehold. Long Lease 995 Years Remaining. No Ground Rent. Service Charge £1482 pa • Double Glazing Throughout. Modern Electric Heating. EPC Band B • Allocated Parking Space and Secure Bicycle Storage • Viewing Highly Recommended



TOTAL APPROX FLOOR AREA 663.91 SQ. FT / 61.68 SQ. M
For Identification Purposes Only.



EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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