

RADFORDS

ESTATE AGENTS

Village Properties

No Onward
Chain



**14 OAK TREE CLOSE
MARDEN
KENT, TN12 9EW
PRICE £250,000
LEASEHOLD**



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14 OAK TREE CLOSE, MARDEN, KENT, TN12 9EW

A BEAUTIFULLY PRESENTED AND REFURBISHED GROUND FLOOR FLAT

ENTRANCE VESTIBULE, LIVING ROOM, REFURBISHED & WELL FITTED KITCHEN, TWO BEDROOMS, INNER HALLWAY, REFURBISHED BATHROOM, COMMUNAL GARDENS, ALLOCATED CAR PARKING & VISITOR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden, proceed into Albion Road and take the first turning left into Stanley Road and first left again into Oak Tree Close.

DESCRIPTION

Built by Tatham & Co during the 1980s, a spacious and well-presented ground floor flat situated in private development within walking distance of the village of Marden. The accommodation has been redecorated throughout recently and carpets have recently been re-laid as well. The kitchen comes with the benefit of being not only refurbished but with all white goods and likewise the bathroom has been refurbished as well. The property has the benefit of gas central heating. We recommend an internal inspection.

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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Front door opening into :

ENTRANCE VESTIBULE

Useful storage cupboard adjoining. Further glazed panelled door opening through to:

LIVING ROOM

Window to front with slatted blinds. Panelled radiator. Fitted carpeting.

KITCHEN

Window to front with slatted blinds. Fitted out with a range of base and eye-level units with inset stainless steel sink unit with monobloc tap. Integrated gas hob with extractor hood over and matching oven. Beko integrated dishwasher, fridge-freezer and washing machine. Wall mounted Baxi gas-fired boiler serving domestic hot water and central heating. Tiled splashbacks. Flooring covering as laid.

INNER HALLWAY

Airing cupboard with cupboard over.

BEDROOM ONE

Window to rear with slatted blinds. Alcove. Fitted carpeting. Panelled radiator.

BEDROOM TWO

Window to rear with slatted blinds. Laminate flooring. Useful cupboard with louvre doors and electric fuse box.

BATHROOM

Refurbished with panelled bath with independent shower attachment and glazed screen. Wall mirror and shaver point. Vanity unit incorporating WC and hand wash basin with monobloc tap. Engineered wood flooring. Chrome heated towel rail.

OUTSIDE

The property enjoys an open frontage with car parking including allocated car parking space and visitor car parking. The flat has the advantage of the communal gardens surrounding the flats which are maintained within the management costs, laid mainly to lawn. Useful fenced closed drying area.

Ground rent payable : £108 pa

Management costs: £70pcm , includes full exterior upkeep and maintenance

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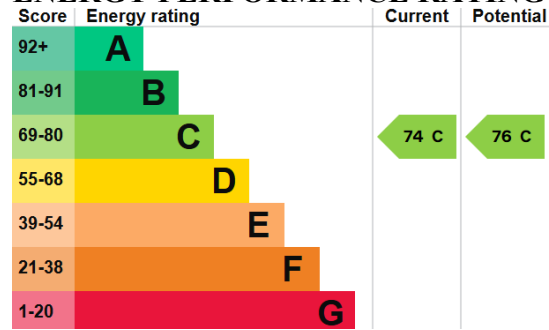


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ENERGY PERFORMANCE RATING



EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band B

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.

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

Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)

