



18 Brooks Close, Towngate Wood, Shipbourne Road,
Tonbridge, Kent, TN10 3RS £140,000

**Waghorn
&
Company**

Independent Estate Agents

*** Bright and spacious 2 bedroom park home for the over 50's * Situated in the popular Towngate Wood development offering a wonderful community feel * Within easy reach of local amenities * Private garden area * Open plan living * ***

Bright and spacious two bedroom park home set within the sought after Towngate Wood development. Offering bright, well arranged accommodation, low maintenance garden and allocated parking. Peaceful setting with excellent access to local shops and bus routes. No onward chain.

Tenure

A park home is technically considered neither leasehold nor freehold. Instead, the tenure of a park home is best described as ownership of the structure (the unit) combined with a license to occupy the land (the pitch), which is often referred to as a "Pitch Agreement" or "Virtual Freehold". The monthly charges (Approximate) ground rent is approximately £214 Per Month. This would need to be confirmed by Berkley Homes prior to completion. Water and Electric are also payable through the site

About the property

Waghorn & Company are delighted to offer to the market this bright and spacious two bedroom park home, exclusively for the over 55s, situated within the highly sought after Towngate Wood development. Renowned for its peaceful surroundings, friendly community atmosphere and convenient access to local shops, bus routes and amenities, this location remains a popular choice for those seeking comfortable, low maintenance living. The property is offered in good condition throughout and is ready to move straight into, with bright, well arranged accommodation including a dual aspect sitting room with feature bow window and door to the side, creating a light and airy living space. The kitchen is well fitted with a range of base and wall units with work surfaces over, incorporating a one and a half bowl sink and drainer, inset gas hob with extractor hood over and built in electric oven, together with space and plumbing for appliances and housing for the boiler. The bedroom 1 is a comfortable double, benefiting from built in wardrobes and windows to both sides, enhancing the sense of space and natural light, bedroom 2 is a good sized single bedroom, whilst the shower room is fitted with a modern suite comprising a shower cubicle with power shower, low level WC and wash hand basin set within a vanity unit, complemented by tiled flooring and a heated chrome towel rail. Externally, the home enjoys a low maintenance garden, mainly laid to patio with well stocked borders featuring an array of established shrubs and plants, together with a garden shed. There is also allocated parking. Offered for sale with no onward chain, this is a wonderful opportunity to acquire a well maintained home within a highly regarded development, and one we would highly recommend viewing.

Location

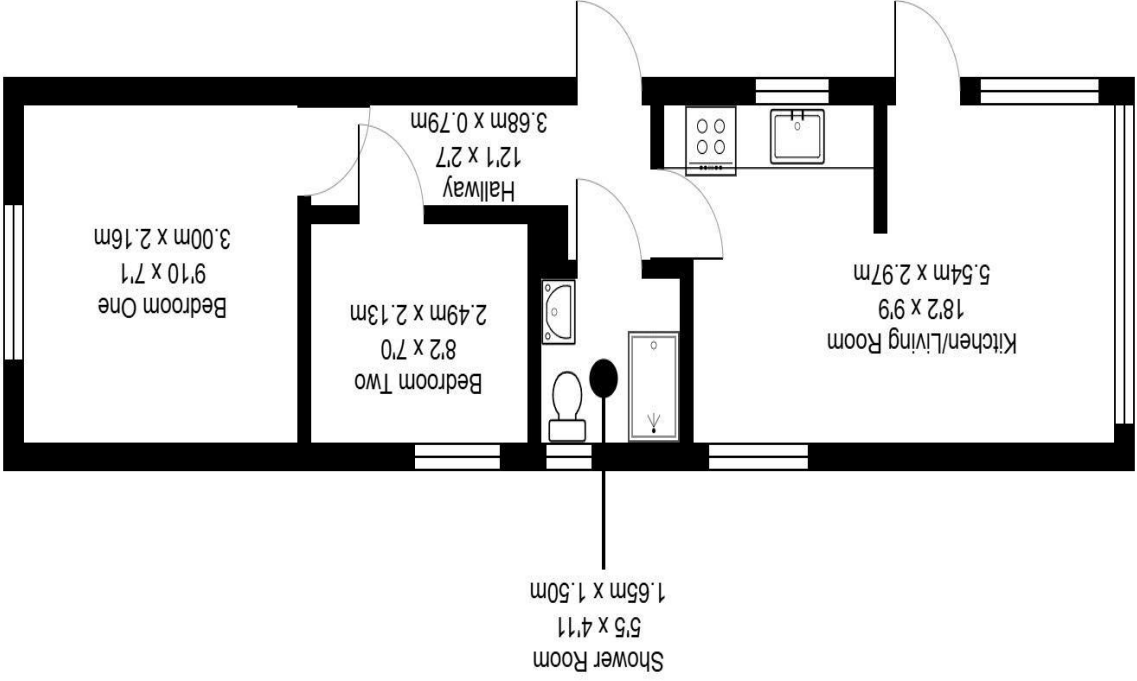
Towngate Wood is a well regarded park home development, popular for its peaceful setting and strong sense of community. The property is conveniently positioned for local shops, bus routes and everyday amenities, making it an ideal choice for those seeking a relaxed and well connected lifestyle.





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Floorplan not to scale and for illustration purposes only. All measurements are approximate

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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