



12 Brooks Close , Shipbourne Road, Tonbridge, Kent, TN10

3RS

£145,000

**Waghorn
&
Company**

Independent Estate Agents

*** Recently refurbished one bedroom park home finished to a high standard throughout ***
Stylish new kitchen with integrated appliances, modern shower room and new carpeting
*** Bright sitting room with bay window, patio doors, and feature fireplace with inset gas living flame fire ***
Bedroom with built-in wardrobes plus useful storage including coats cupboard.
*** Located in the highly sought after Towngate Wood development with garden area, allocated parking and welcoming community atmosphere ***
EPC N/A / Council Tax Band A £1570.78 PA *

Waghorn & Company are proud to present this wonderful and recently refurbished one bedroom park home located in the highly sought after Towngate Wood development. Towngate Wood is renowned for its peaceful setting, welcoming community and convenient location close to local shops, bus routes and amenities. The property has been comprehensively renovated by the current owner to include a newly fitted kitchen with integrated appliances, new shower room, new electrics, carpeting throughout and built-in wardrobes in the bedroom. Externally the home benefits from a garden area and allocated parking.

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

Entrance

Access is via a frosted leaded light double glazed door opening into the entrance hall

Entrance Hall

Doors leading to the shower room, kitchen/dining room and bedroom. A built-in coats cupboard provides useful storage.

Kitchen/Dining Room

The kitchen/dining room is bright and welcoming, with double glazed leaded light windows to both sides, a radiator, circular stainless steel sink set within worktop, a range of matching base and wall units, inset halogen hob, built-in electric oven with extractor hood over, integrated washing machine and slimline dishwasher. Cupboard housing for a newly installed gas boiler serving domestic hot water and central heating. A part frosted glazed door leads through to the sitting room

Sitting Room

Bay window with leaded light to the front, patio doors to the side, a fireplace with inset gas living flame fire, radiator and four wall light points.





Bedroom

Double glazed leaded light window to the side, radiator and built-in wardrobes.

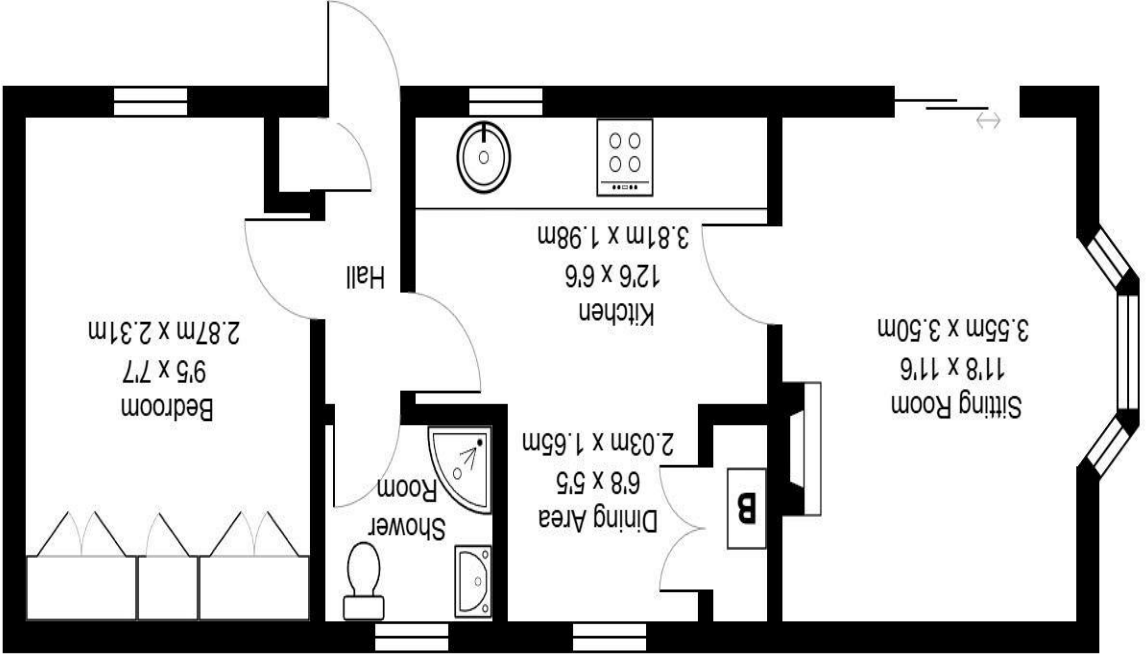
Shower Room

Double glazed leaded light frosted window to the side, hand wash basin set within vanity unit, low level WC, radiator and shower cubicle with ceramic wall tiling and power shower.

Outside

Low maintenance garden area laid to patio with hedges to the borders, rotary washing line and storage shed. There is also allocated parking for one vehicle.





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.

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