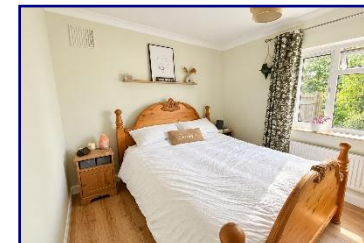


RADFORDS
ESTATE AGENTS

Village Houses



**15 WILLOW CRESCENT
STAPLEHURST
KENT
TN12 0QS
PRICE £229,950 LEASEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

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APPROVED CODE

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enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

15 WILLOW CRESCENT, STAPLEHURST, KENT, TN12 0QS

A GROUND FLOOR MAISONETTE IDEAL FOR A FIRST-TIME BUYER

ENTRANCE HALLWAY, LIVING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM, GARDEN, CAR PARKING SPACE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed along the High Street into Station Road and after the roundabout turn right into Market Street. The property will be found on the left-hand side on the junction of Willow Crescent.

DESCRIPTION

Ideal for the first-time buyer, an opportunity to acquire a ground floor maisonette situated within easy walking distance of the mainline station and Sainsburys supermarket.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



15 WILLOW CRESCENT, STAPLEHURST, KENT, TN12 0QS

The accommodation comprises:

FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Laminate flooring. Radiator. Double glazed window to front. Airing cupboard.

LIVING ROOM

Double glazed window to front. Covered radiator. Gas-fired back boiler serving domestic hot water and central heating. Laminate flooring.

KITCHEN

Fitted with cupboards and worktops with butler sink. Space and plumbing for washing machine and dishwasher. Space for tumble drier. Freestanding cooker. Pantry recess with space for refrigerator. Radiator.

BEDROOM 1

Window to front. Radiator. Laminate flooring. Single cupboard.

BEDROOM 2

Window to rear. Radiator. Laminate flooring. Single cupboard.

BATHROOM

Window to rear. Panelled bath with Triton shower. Hand wash basin. WC. Radiator. Shaver point.

OUTSIDE

The property has the benefit of a front area providing parking. Side access to rear garden with paved patio, lawn with fencing and hedging. Two fruit trees. Brick shed.

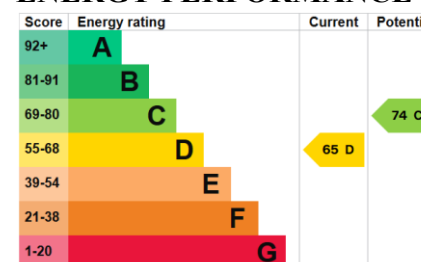
AGENTS NOTE

The property is sold with the benefit of a lease with 102 years from 2017 giving 93 years unexpired. The ground rent is £50 per annum and £50 per month service charge to Golding Homes.

COUNCIL TAX

Maidstone Borough Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: C

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.

15 WILLOW CRESCENT, STAPLEHURST, KENT, TN12 0QS

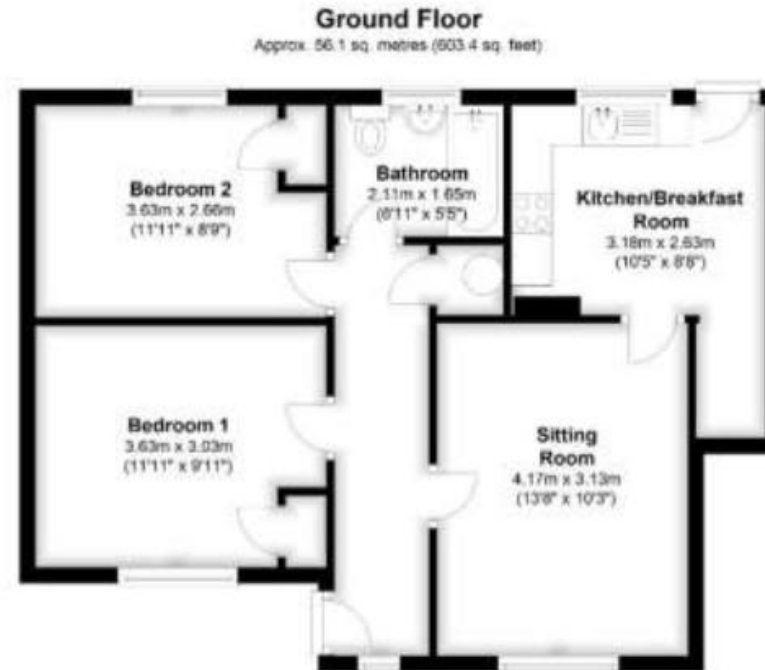


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FLOORPLANS



Total area: approx. 56.1 sq. metres (603.4 sq. feet)

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.