

# RADFORDS

ESTATE AGENTS

Village Houses

No Onward  
Chain



20 ROOKERY COURT  
MARDEN  
KENT  
TN12 9AZ

**PRICE £375,000 FREEHOLD**  
(GARAGE IS LEASEHOLD)



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# 20 ROOKERY COURT, MARDEN, KENT, TN12 9AZ

**ROOKERY COURT IS AN EXCLUSIVE DEVELOPMENT BUILT APPROXIMATELY 10 YEARS AGO LOCATED IN THE WEALD OF KENT WITHIN THE RURAL VILLAGE OF MARDEN**

**ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, CLOAKROOM, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, GARDENS**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of the village of Marden proceed into Albion Road and turn right into Roundel Way and continue round to the end where the entrance to Rookery Court will be found directly ahead.

## **DESCRIPTION**

The location of Rookery Court is unsurpassed, it combines the tranquillity of a rural village setting but with the convenience of modern amenities nearby. This exclusive development is located within the centre of the village and surrounded by mature trees being a beautiful location to enjoy. Exclusively for the over 60's, Rookery Court offers residence privacy, security and a range of carefully chosen services designed to make life as stress free as possible. Maintenance of the development and communal grounds is looked after by an estate manager. A unique feature of Rookery Court is the fabulous guest house which is for use by the resident's visiting family and friends providing additional private accommodation. Marden is a thriving community surrounded by lovely Wealden Countryside. Dating back to the 12<sup>th</sup> century, Marden has an excellent range of local amenities as well as a mainline station and excellent medical centre. The property is the end one of the Woodpecker style. Access to guest suite (free of charge) for visitors visiting the new owner to use by appointment.

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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The entrance to Rookery Court is through electrically operated gates opening onto a formal and beautifully maintained communal garden area and the property is situated at one end of a row.

## FRONT DOOR

Opening to:

## HALLWAY

Fitted carpeting. Radiator. Understairs cupboard. Door off to:

## SPACIOUS CLOAKROOM

Ceramic tiled floor. Tiled splashbacks. Hand wash basin. WC. Radiator. Fitted wall mirror. Coat rail.



## LIVING ROOM

17'5" x 13'5". Double glazed window to front. Fitted beige carpeting. Two radiators.



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## DINING ROOM

12'9" x 12'2". Bi-fold patio doors opening to rear garden. Fitted carpeting. Radiator. Opening casement doors opening through to:



## KITCHEN

10'1" x 8'2". Door and window to rear. Ceramic tiled flooring. Fitted out with range of base and eye level units with under lighters and inset stainless steel sink unit with mixer tap. Integrated dishwasher and Bosch washing machine. AEG gas hob with extractor hood over and AEG electric oven under. Radiator. Cupboard housing Logic gas-fired boiler Heat 15 serving domestic hot water and central heating.



## STAIRCASE

Fitted beige carpeting.

## SPACIOUS LANDING

Radiator. Double doors opening to spacious airing cupboard with hot water cylinder. Access to insulated loft area.

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## BEDROOM 1

17'4" narrowing to 12'8" x 10'0". Double glazed window to front. Radiator. Fitted carpeting. Fitted wardrobe cupboards with mirrored doors.



## ENSUITE

Ceramic tiled floor and splash backs. Shower cubicle with fitted shower. Hand wash basin. WC. Chrome heated towel rail.



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## BEDROOM 2

13'0" x 12'0" maximum. Bay window to front. Radiator. Fitted carpeting.



## BEDROOM 3

7'9" x 7'7". Key light opening roof window. Fitted carpeting. Radiator.



## FAMILY BATHROOM

9'6" x 5'10". Half-tiled walls and ceramic tiled flooring. Panelled bath with handheld shower attachment with mixer tap. Hand wash basin. WC. Medicine cabinet. Chrome heated towel rail.



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## OUTSIDE

To the rear of the property is a private area of garden with a paved terrace area and further pebbled area with wick style gating and personal gate. Additional covered area of rear doorway with a further storage area.



## GARAGE (LEASEHOLD)

A good quality garage is included with electronically operated door, light and power. Additional plumbing.



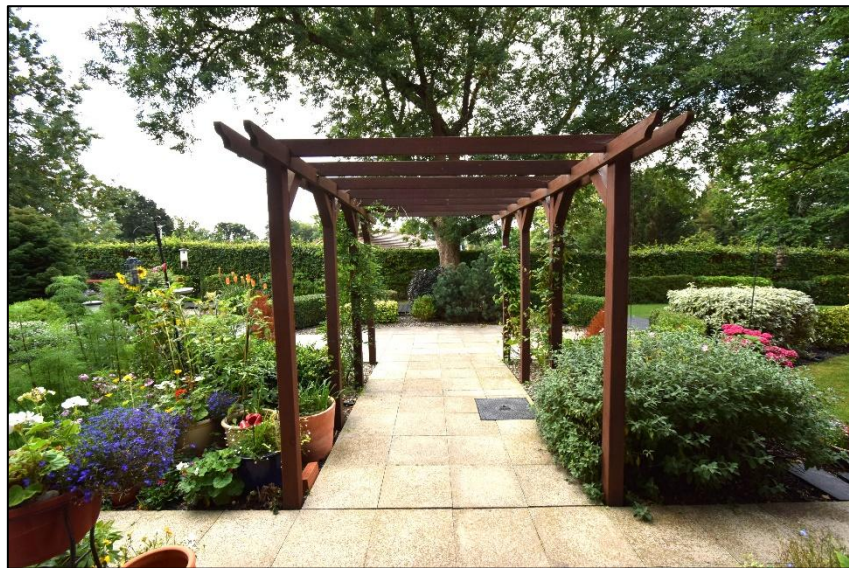
## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

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## COMMUNAL AREAS



## AGENTS NOTE

The property is subject to a management charge for the whole of Rookery Court which is split evenly between all of the properties. We are advised that the service charge for the calendar year of 2023, which was payable in two instalments, amounting to £3,731.79. A management pack is available at our offices. The garage is leasehold with a 999-year lease which commenced on the 1<sup>st</sup> January 2013.

## 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



First Floor