

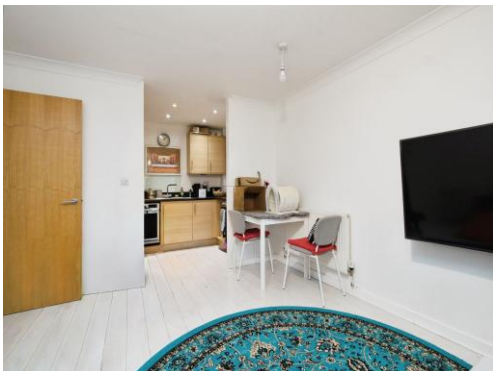


Connells

Albion Way
Edenbridge

Albion Way
Edenbridge TN8 6JQ

for sale guide price
£210,000 - £230,000



Property Description

GUIDE PRICE - £210,000 - £230,000

A beautifully presented and spacious two-bedroom apartment, set within a modern and sought-after development in the heart of Edenbridge. This impressive home offers a bright open-plan living area with a stylish fitted kitchen, two generous bedrooms, and a contemporary family bathroom finished to a high standard.

The property also benefits from allocated parking and well-maintained communal areas. Perfectly positioned within walking distance of Edenbridge Town station, local shops, and amenities making it an ideal choice for professionals, downsizers, or investors seeking a high-quality, low-maintenance home.

Lounge

11' 8" x 15' 1" (3.56m x 4.60m)

Kitchen

9' 5" x 6' 3" (2.87m x 1.91m)

Bedroom 1

9' 1" x 15' (2.77m x 4.57m)

En Suite

Bedroom 2

8' 5" x 11' 6" (2.57m x 3.51m)

Bathroom

Parking

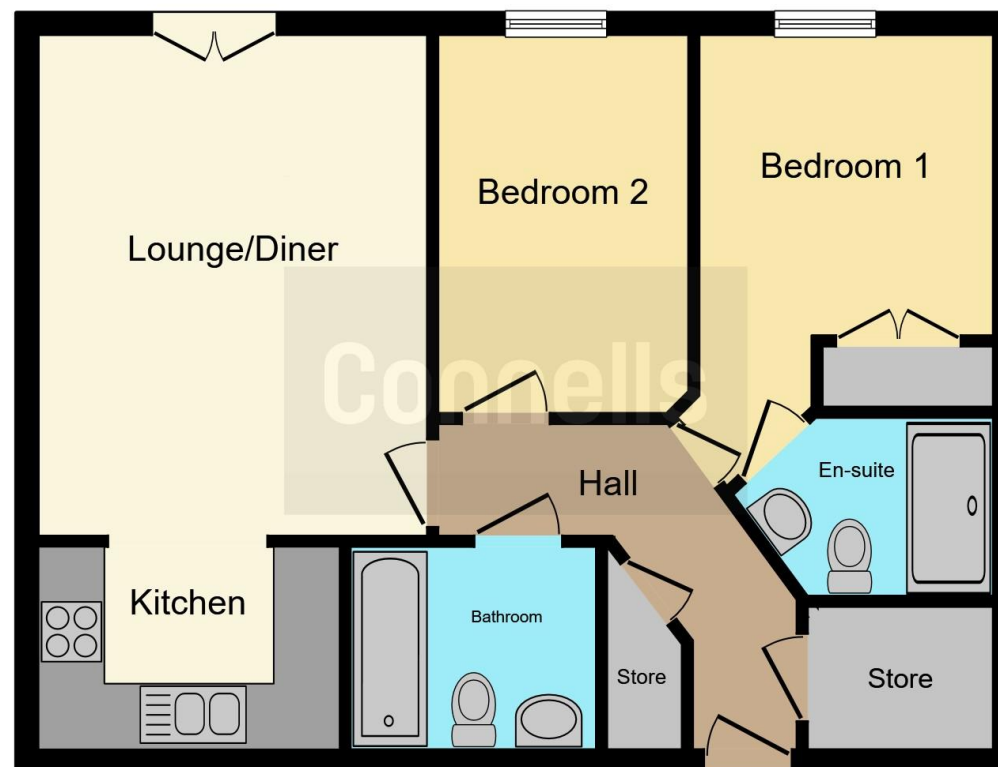
1 x allocated parking space

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 325 911
E eastgrinstead@connells.co.uk

90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1739.64

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR405352

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EGR405352 - 0009