



Lambert & Foster



20 MASEFIELD WAY

TONBRIDGE

An opportunity to purchase a one double bedroom ground floor flat with an open plan kitchen/sitting room and a bathroom. Communal gardens to the rear and private off road parking to the front. Walking distance to local amenities, bus routes and only a short drive to a mainline station and the Town centre. NO FORWARD CHAIN

Guide Price £160,000

LEASEHOLD

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TONBRIDGE | TN9 2PY

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- Ideal first time buy or investment property
- One double bedroom ground floor flat
- Open plan kitchen and sitting room
- Communal gardens and off road parking
- Walking distance to local amenities
- NO FORWARD CHAIN

THE PROPERTY

The property comprises a modern purpose built ground floor flat being one of six in a two storey block. The block is considered to be approximately thirty five years old.

Ground Floor: Main communal entrance door and hall leading to the front door of the flat. The front door opens to an entrance hall with a coat/shoe storage cupboard and doors to; bathroom, double bedroom and an open plan kitchen/sitting room. The kitchen/sitting room has a front aspect. The kitchen has a basic range of wall, base and drawer units with a single bowl stainless steel sink and drainer set into the worktop with space and plumbing under for a washing machine. There is further space for an electric cooker with an extractor fan above and there is a breakfast bar dividing to the sitting room.

Outside: There are communal gardens to the front, side and rear of the block. The front of the site is of open plan design and to the rear is an enclosed garden. There is private off road communal parking to the front of the block.

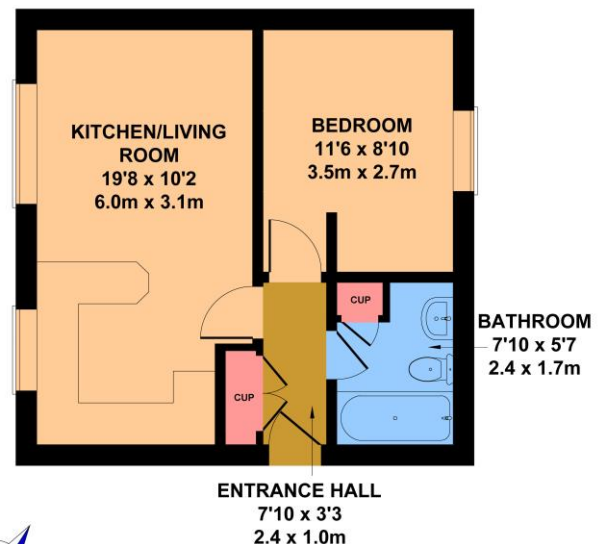
GENERAL

Tenure: Leasehold 125 years granted 25th October 1984 with 89 years now remaining. **Ground Rent:** £10 pa **Service Charge:** £676.38 pa **Services:** No central heating, mains electricity, water supply and drainage services connected but not tested. **Local authority:** Tonbridge & Malling Borough Council **Council tax:** Band B **EPC:** E (47)

VIEWING

By appointment with the selling agents, Lambert & Foster Paddock Wood Office: 01892 832325.

FLOOR PLANS



GROUND FLOOR FLAT
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

Not to Scale. Produced by The Plan Portal 2020
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