

# Lambert & Foster



## ORCHARD CRESCENT HORSMONDEN

*An opportunity to purchase this recently refurbished one bedroom ground floor flat situated within this historic Wealden village, perfect for investors, first time buyers and downsizers alike. Benefitting from a shared rear garden and individual store room as well as on street parking. Dimplex heating system and a new kitchen installed in 2022. Walking distance to the local amenities and only a short drive to major transport links including a mainline railway station in Paddock Wood. Offered to the market with NO FORWARD CHAIN.*

Guide Price £185,000

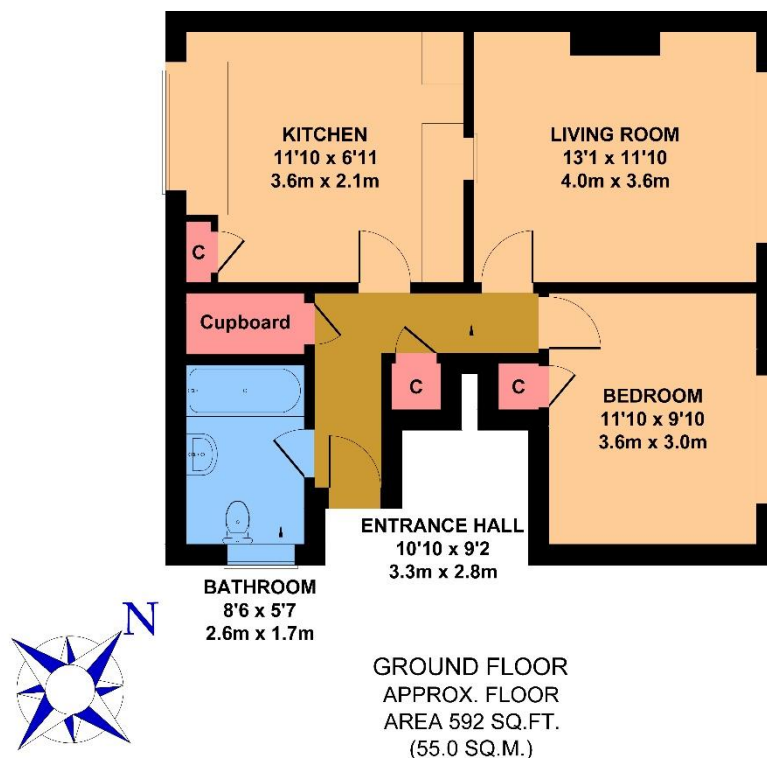
LEASEHOLD



## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Leasehold with a 125 year lease as of January 2023 with a service charge of £195.54 per annum.

### SERVICES & UTILITIES:

**Electricity supply:** Electric storage heaters.

**Water supply:** Mains. **Sewerage:** Mains drainage services connected but not tested. **Heating:** Electric storage heaters.

**BROADBAND & MOBILE COVERAGE:** EE good. Standard, Superfast and Ultrafast.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband->

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band A. **EPC:** E (55)

**COVENANTS:** None known.

**FLOOD & EROSION RISK:** Property flood history: None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof and cladding to the first floor.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

### OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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