



# Lambert & Foster



## THE OLD MARKET

MARDEN

*An opportunity to purchase a modern and spacious two double bedroom first floor apartment benefitting from off road parking and a south facing communal rear garden. Situated within a private gated development within the heart of this popular Wealden village conveniently placed just off the High Street and only a short walk to local amenities and to the mainline railway station at Marden. Offered to the market with NO FORWARD CHAIN.*

**Guide Price £265,000**

LEASEHOLD WITH SHARE OF THE FREEHOLD





## 13 THE OLD MARKET

MARDEN | TN12 9GD

- A modern and spacious two bedroom first floor apartment with communal hall
- Situated within a private gated development in the heart of this popular village
- Open plan Kitchen, Sitting room, Main bedroom with en-suite and family bathroom
- Communal rear garden, one allocated parking space as well as a visitor space
- Access onto the High Street and within walking distance of local amenities
- Walking distance to mainline station and offered to the market with NO FORWARD CHAIN

### GENERAL

**Tenure:** Leasehold with a Share of the Freehold 999 Years as of January 2009. **Service charge:** £1000 per annum including Road Maintenance. **Services:** Gas fired central heating with all other mains services connected but not tested. **Local authority:** Maidstone Borough Council **Council tax:** Band C. **EPC:** C (80)

### VIEWING

To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



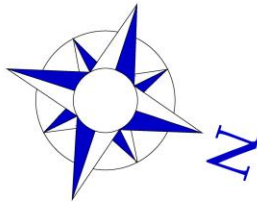
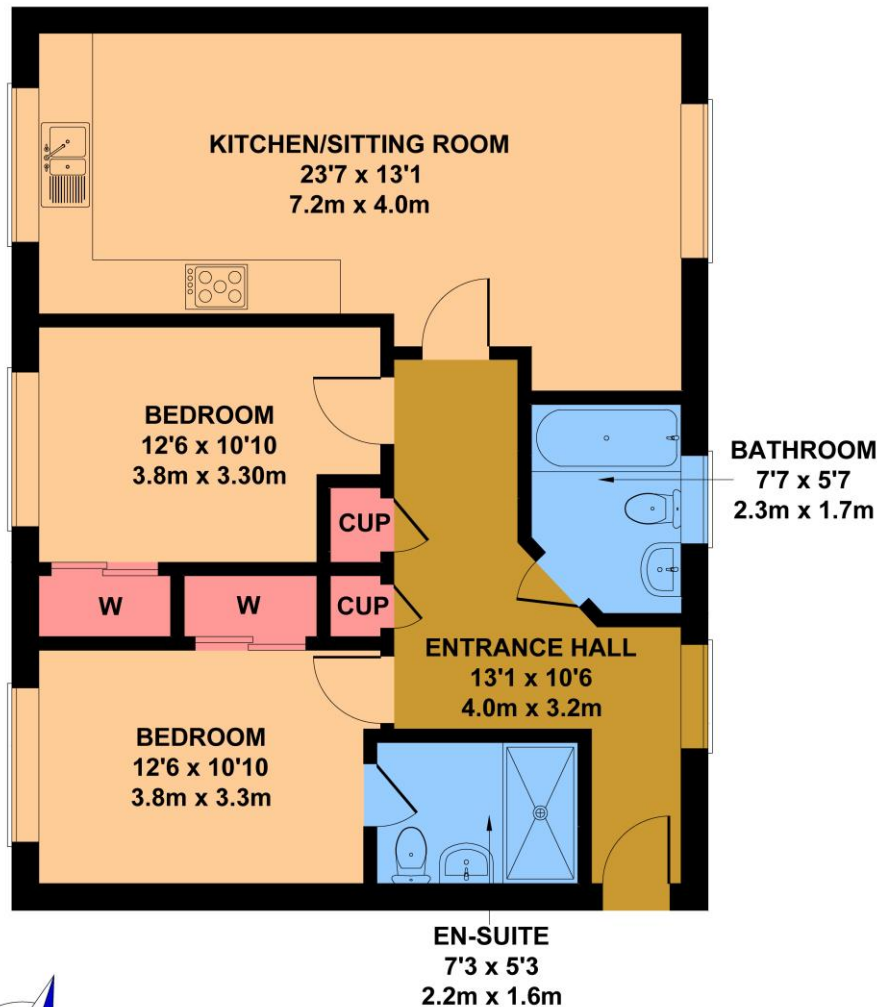


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## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 730 SQ.FT.  
(67.8 SQ.M.)

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

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

### OFFICES LOCATED AT:

#### PADDOCK WOOD, KENT

Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

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Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

#### HYTHE, KENT

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

#### WADHURST, SUSSEX

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