



Lambert & Foster



WEBBS ORCHARD

MATFIELD

An opportunity to purchase this modern two double bedroom, ground floor flat in the heart of this popular Wealden village offered with two parking spaces. The bright and airy accommodation offers a well-proportioned open-plan kitchen and living room with French door leading to the private courtyard garden. From the entrance hall the two double bedrooms with built in storage are to the left, the bathroom is to the end of the hallway and to the right is the living area and kitchen. A perfect opportunity for first time buyers, investors and downsizers alike. Offered to the market with NO FORWARD CHAIN.

Guide Price £299,950

SHARE OF THE FREEHOLD





8 WEBBS ORCHARD

MAIDSTONE ROAD | MATFIELD | TN12 7JF

- Two double bedrooms
- Open-plan kitchen and living room
- Two private parking spaces
- Private courtyard garden
- Easy access to A21 and Paddock Wood mainline station
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Leasehold, Share of the Freehold with 981 years remaining.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Electric central heating.

BROADBAND: Available as Standard and Superfast broadband.

MOBILE COVERAGE: EE likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D. **EPC:** D (60).

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: Flooding from groundwater is unlikely in this area.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built.

SERVICE CHARGE & GROUND RENT:

Approx. £471 pa. paid in two instalments and a peppercorn Ground Rent.



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.

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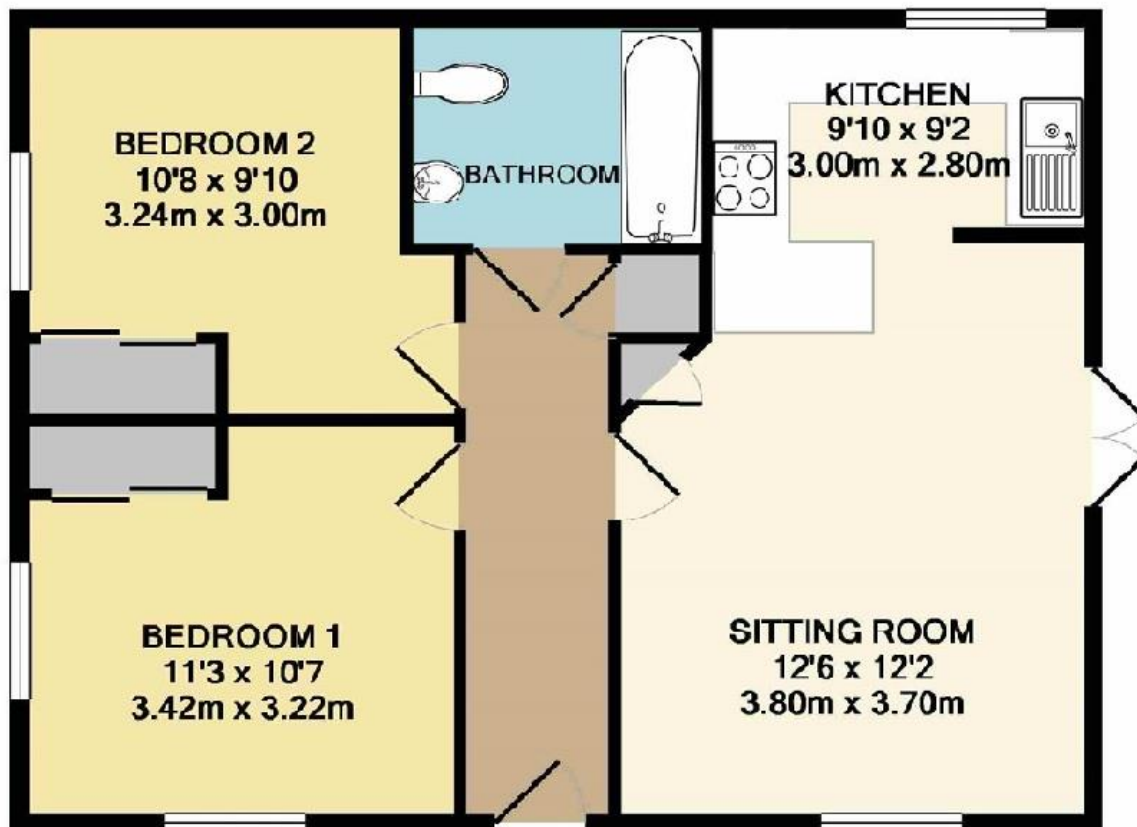
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FLOORPLANS

www.lambertandfoster.co.uk

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



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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