

Lambert & Foster



THE RIDINGS

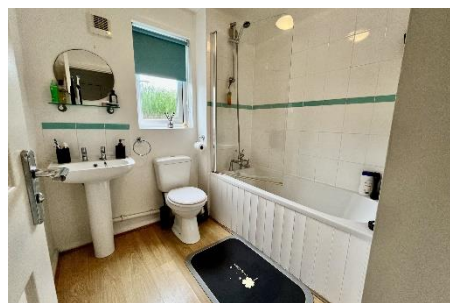
PADDOCK WOOD | KENT | TN12 6YB

An opportunity to purchase a well presented one double bedroom, ground floor apartment. Ideally positioned with all amenities only a short walk away including a main line station. The apartment offers an entrance hall, bathroom, large open plan sitting/dining room with an outlook to the peaceful communal garden and kitchen with integrated oven, hob and brand new dishwasher. Allocated parking is available for one vehicle to the rear of the building as well as a visitor's space. Offered to the market with NO FORWARD CHAIN.

Guide Price £192,500

LEASEHOLD





50 THE RIDINGS

PADDOCK WOOD, KENT, TN12 6YB

- A well presented one double bedroom, ground floor apartment
- Ideally positioned with all amenities only a short walk away including a main line station
- Entrance hall, large open plan sitting/dining room with kitchen and bathroom
- Communal outdoor garden
- Allocated parking is available for one vehicle to the rear of the building.
- Offered to the market with NO FORWARD CHAIN.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Leasehold (92 years remaining)

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Electric

BROADBAND & MOBILE COVERAGE: Standard and Superfast broadband available. EE mobile coverage likely inside.

(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 C **EPC:** D (59)

COVENANTS: None known

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

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

PHYSICAL CHARACTERISTICS: Brick build under a tiles roof

GROUND RENT: £75pa

SERVICE CHARGE: circa £1,600pa



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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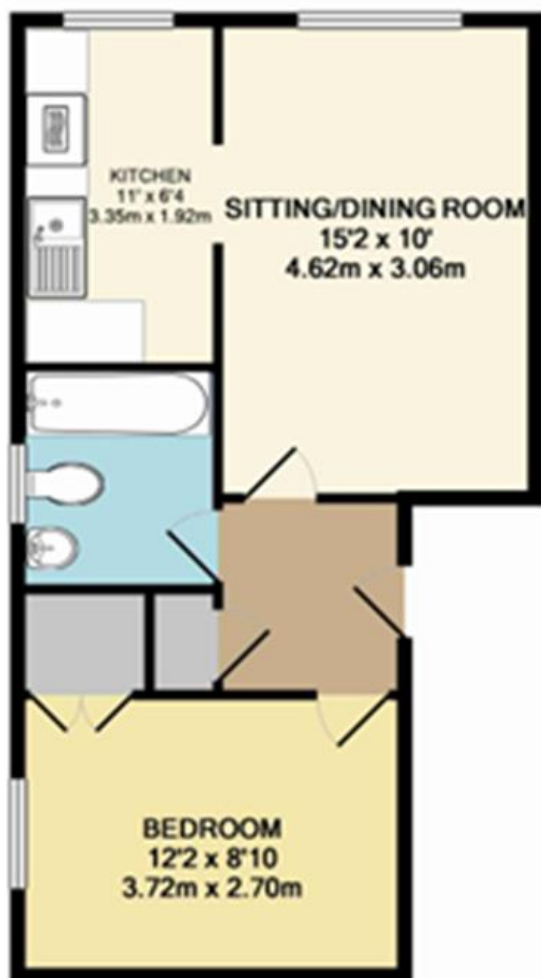
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised 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.

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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: 433 SQ. FT. (40.2 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 misstatement. 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.
Made with Metaphor 02/06

OFFICES LOCATED AT:

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Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

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Cranbrook, Kent TN17 3DN

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