

3 bed retirement property to buy in TN12

Rookery Court, Marden, Tonbridge, Kent, TN12 9AZ

£270,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- 3 bedrooms
- Two Reception Rooms
- Private garden
- EPC Rating C

Key Information

- Council Tax: Band F
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

SOLD VIA SECURE SALEONLINE BIDDING. TERMS & CONDITIONS APPLY.*

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This well presented home is set in a private and gated over 60's development with an onsite caretaker. The grounds are manicured with a variety of lawns, shrubs and bushes and vegetable plots for residents to enjoy. There is plenty of visitor parking available and an excellent one bedroom self contained apartment for overnight guests included within the management charge.

As you can see from the floor plan, there is a spacious sitting room and dining room with double doors leading out onto the private rear garden. The kitchen, complete with integrated appliances also provides access onto the garden as well. Upstairs are three bedrooms, two of which are doubles, there is a family bathroom and also an en-suite shower room to the master bedroom.

The property also benefits from a good sized garage with easy access and electric door.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street.

Estate management £3750

Property is freehold

The garage is held on a 999 year lease which commenced on 01/01/2013

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Retirement property

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

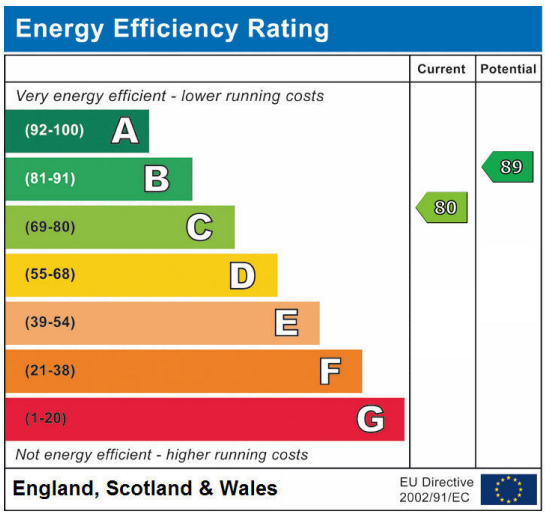
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Rookery Court, Marden, Tonbridge, Kent, TN12 9AZ

Contact your local branch today for more information on this property:

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