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Peter Oliver



The Paddock, Maresfield, TN22 2HQ

- ▼ Spacious First Floor Flat
- ▼ 2 Double Bedrooms
- ▼ Dual Aspect Lounge/Diner
- ▼ 2 Toilets
- ▼ Chain Free
- ▼ Garage



EPC RATING

Current:

57 D

Potential:

74 C

£230,000



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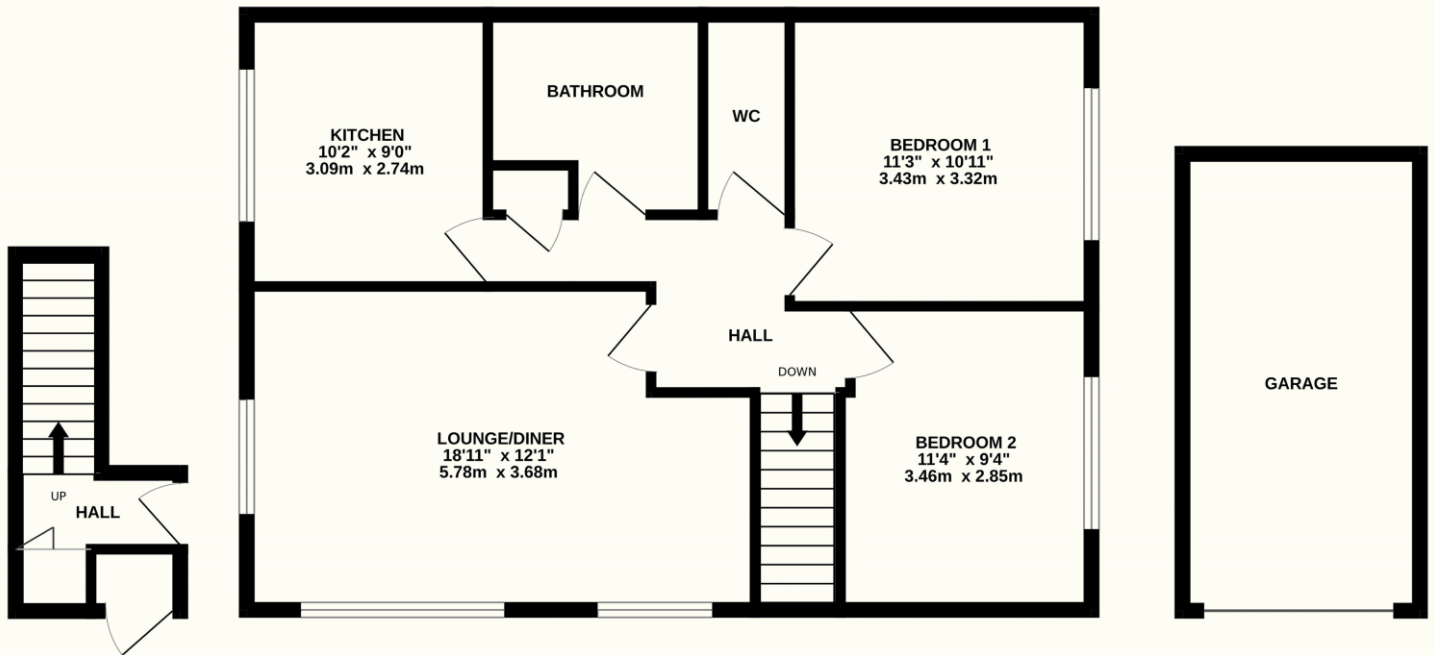
A rarely available two double bedroom first floor flat in a popular residential area, with a single garage en-bloc. Situated in a desirable and peaceful position yet within a short distance by car of the High Street/Town Centre and mainline railway station. This bright & spacious home is entered via a private entrance which opens into a small hall with storage cupboards (both internal and external) and a set of stairs leading up to a generous hallway on the first floor. The main living space is a dual aspect lounge/diner which offers lots of room for various furniture. The kitchen is fitted with a range of matching units and is a good size although a new buyer may wish to modernise this space further. There are two double bedrooms, a modern bathroom and further separate W/C. Outside, there is a hardstanding space for residents parking. The owner of the property has advised us of the outgoing and these details can be found at the bottom of the last page.

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Crowborough: 01892 489000
Lettings: 01825 701030
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TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £1200.00

GROUND RENT: Nil

COUNCIL TAX BAND: C

LEASE LENGTH: 960 (999yrs from 25/03/1985)

Details provided by owners and would need to be verified before purchase

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