



40 THE MALTINGS, CARPENTERS LANE, HADLOW, TONBRIDGE,
KENT, TN11 0DQ

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 **Hillier**
Reynolds

£220,000

LEASEHOLD

A 2 bedroom, 2nd floor apartment for over 55's within Grade II listed development.

Allocated parking space for 1 car and communal gardens.

A short walk to the centre of lovely Hadlow village. NO ONWARD CHAIN.





We are pleased to market this beautifully presented two bedroom second floor apartment located in the heart of Hadlow. Available for over 55's this is an ideal property to downsize to and enjoy village life.

The property is serviced by a lift as well as stairs to the second floor. As you enter the property you will appreciate the large bright entrance hall that has a large selection of built in storage space. The lounge/diner is a spacious and well-proportioned room that is beautifully decorated. This room is flooded with natural sunlight due to the dual aspect and there is plenty of space for a dining suite. The kitchen is well-fitted with a good selection of cupboards and work top space.

The master bedroom is a generous double room and the second bedroom is a good sized single room with built in wardrobes. This is an ideal guest room or study depending on your requirements.

The shower room is well-fitted and modern with a large shower cubicle and white sanitary ware

There is an intercom system for security as well as one allocated parking space and well-maintained communal gardens.

Hadlow village centre is only a few minutes' walk away and has plenty of facilities for all your day to day needs including, shops, pub and a pharmacy. For more comprehensive shopping & facilities, Tonbridge town centre is under 4 miles away and there are regular buses to and from the town. For stunning walks there are many footpaths and bridle ways found in the nearby countryside, again, a short walk away.

SECOND FLOOR



ACCOMMODATION

Communal Entrance Door with security Intercom System

Entrance Hallway

Lounge

14'3" (4.34m) x 10'4" (3.15m)

Dining Area

7'6" (2.29m) x 6'10" (2.08m)

Kitchen

7'6" (2.29m) x 7'0" (2.13m)

Bedroom 1

12'5" (3.78m) x 8'3" (2.51m)

Bedroom 2

12'5" (3.78m) x 7'4" (2.24m)

Shower Room

Outside

Communal gardens comprising of landscaped area with flowers and shrubs. Inner patio with seating area.

Allocated parking space for 1 car.



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

From Tonbridge proceed along A26 Tonbridge Road towards Hadlow village. Once in the village take the first turning left into Carpenters Lane. The next left takes you into The Maltings development.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

