



4 HUNTS FARM CLOSE, BOROUGH GREEN, KENT, TN15 8HY

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk





# £199,995

## LEASEHOLD

One bedroom ground floor apartment found in a quiet cul de sac.

One allocated parking space.

Convenient for the high street and train station being less than 1/2 mile away. NO ONWARD CHAIN.





We are delighted to market this well presented and spacious one bedroom ground floor apartment which is located in a quiet cul de sac within walking distance of the village centre and mainline station with services to Victoria, London Bridge, Charing Cross and Ashford. Offered for sale with NO ONWARD CHAIN this property will suit a first time buyer, investment buyer or anyone looking to downsize.

There is a spacious Entrance Hall which has a large cupboard providing storage. The Lounge/Diner is a well-proportioned and bright room with plenty of space for a dining table. There is a door leading to the well fitted Kitchen which has a good selection of cupboards and work top space.

There is a large bright double Bedroom to the front of the property.

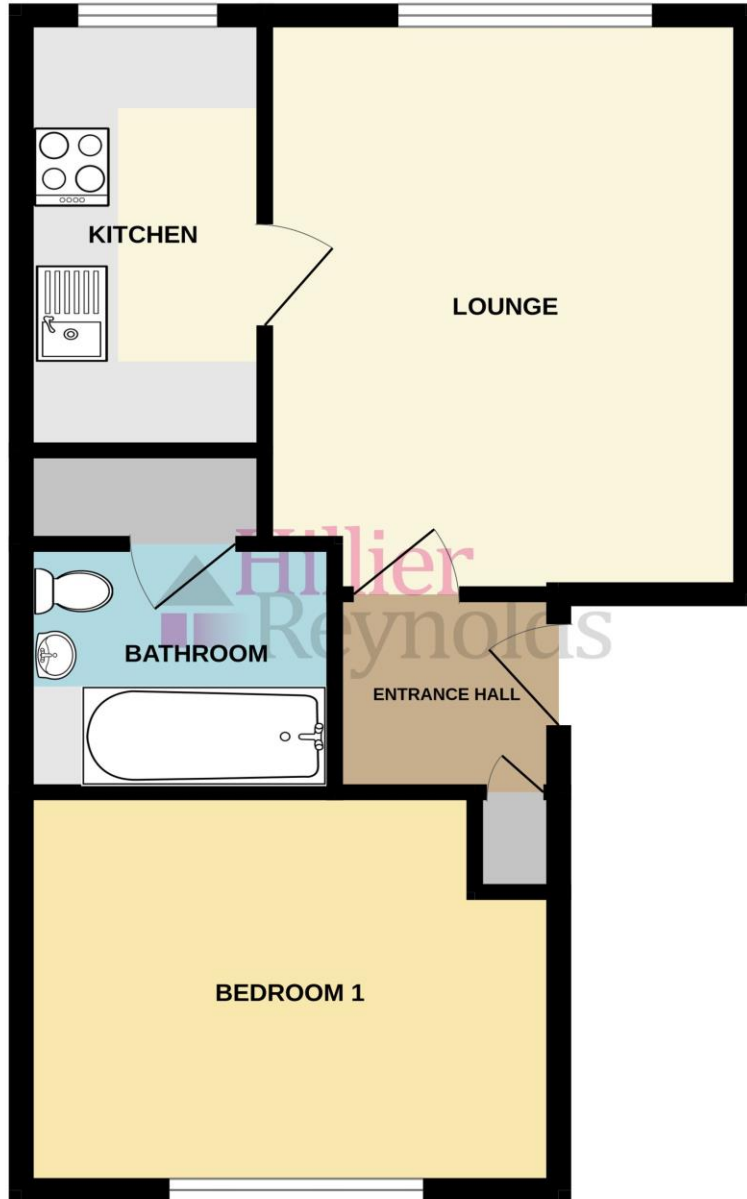
The Bathroom has a bath with shower over and there is a large storage/airing cupboard.

We understand from the current owner that the lease has approx. 238 years remaining. There are well tended communal grounds as well as one allocated parking space. If additional parking is required Hunts Farm Close falls under the resident parking permit scheme for Borough Green, further details can be found on the Tonbridge & Malling Borough Council website.

Borough Green is a popular village with a good selection of local shops and cafes all within walking distance. There is a library and medical centre as well as a large recreation ground. The neighbouring village of Wrotham is also within walking distance. There are good transport links with the M20, M26 Motorways just a short drive away.



## GROUND FLOOR



# ACCOMMODATION

## Entrance Hallway

## Lounge

14'4" (4.37m) x 11'5" (3.48m)

## Kitchen

10'9" (3.28m) x 5'9" (1.75m)

## Bedroom

9'10" (2.95m) x 12'9" (3.89m)

## Bathroom

## Outside

Communal gardens.

## Parking

Allocated parking space.



## Route to View

From our office in Borough Green head east towards Wrotham heath. After approximately 1/3 of a mile turn left into Griggs Way. First turning right is then Hunts Farm Close.

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.

## 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](http://www.environment-agency.gov.uk)

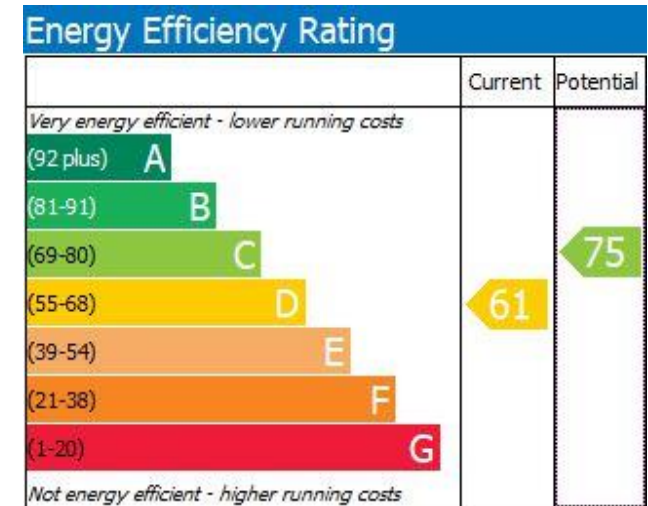
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

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

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



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

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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