



27 COURTYARD GARDENS, WROTHAM, KENT, TN15 7DS

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 **Hillier**
Reynolds

£200,000

FREEHOLD

One bedroom ground floor maisonette in popular complex for OVER 55's located in sought after village of Wrotham.

Landscaped communal gardens and private patio area.

Garage En-Bloc and non-allocated resident and guest parking. NO FORWARD CHAIN.





This spacious ground floor maisonette is located in a popular complex specifically for over 55's with pretty communal gardens as well as a small private patio area and garage En-Bloc. The property is offered for sale with no forward chain. Located in the sought after and historic village of Wrotham with its village shop, recreation ground, church and pubs.

As you enter the property there is a spacious entrance hall which has some built in storage. The lounge/diner is a bright and sunny well-proportioned room that has patio doors that lead out to the private patio area and garage en-bloc. There is a gated entrance to the development which is accessed from West Street.

The kitchen is modern and stylish with a good selection of white gloss units.

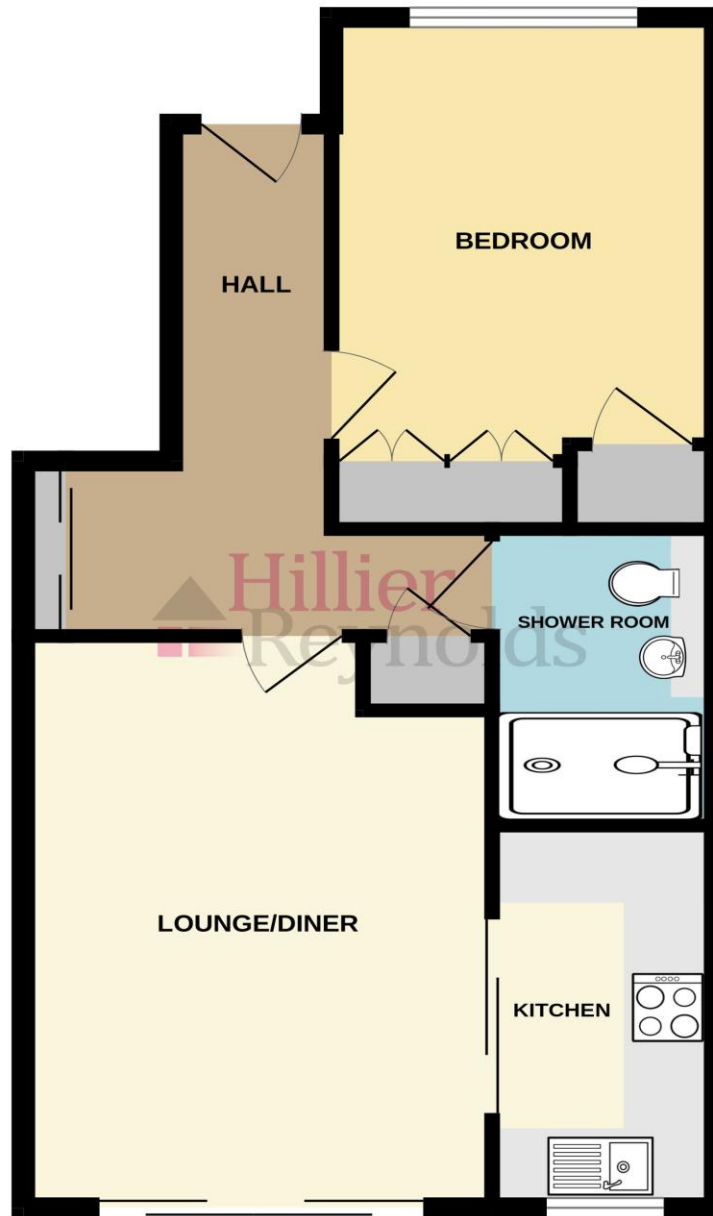
The bedroom is located at the front of the property and is a generous size with plenty of fitted wardrobes and matching furniture.

The Shower room was updated by the previous owner and has a large shower cubicle and vanity unit.

The property is located in the sought after village of Wrotham .The larger village of Borough Green is located approximately 1.5 miles away with its variety of shops and coffee bars as well as mainline station with services to London Bridge, Charing Cross, Victoria and Ashford. Access to both the M20 and M26 is also nearby.

Viewing is highly recommended to appreciate this spacious and well-maintained property.

GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



ACCOMMODATION

Entrance Hallway

Lounge

16'3" (4.95m) x 11'9" (0.23m)

Kitchen

10'11" (3.33m) x 5'7" (1.70m)

Bedroom

12'8" (3.86m) x 9'5" (2.87m)

Bathroom

Outside

Private patio and communal gardens.

Garage En-Bloc

Non allocated resident and visitor parking.

TOTAL FLOOR AREA : 49.0 sq.m. (527 sq.ft.) 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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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

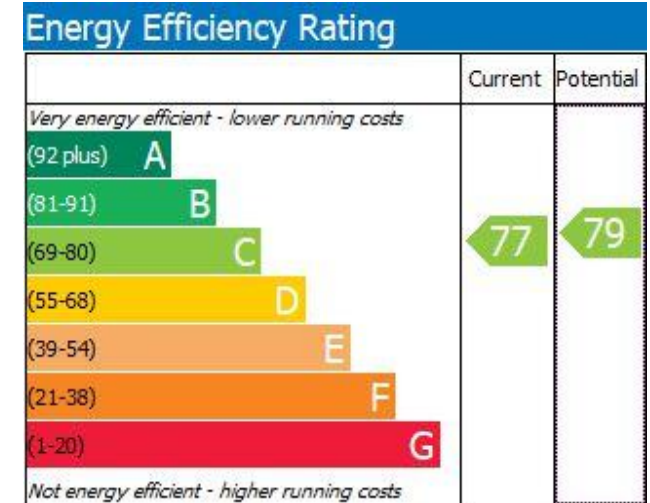
www.landregistry.gov.uk

<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 our office in Borough Green proceed north along the high Street. At the end turn right into the Wrotham Road. Turn left into Borough Green Road where signs direct you to Wrotham Village. Follow the road through the High Street and take the next turning on the left and then left onto Old London Road. Turn left into Court Meadow and then left again onto Courtyard Gardens.

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.

