



**High Street
Edenbridge
Kent
TN8 5LW**

Offers in Excess of £147,000

bettermove

High Street Edenbridge

Bettermove are delighted to welcome to the market this charming two bedroom second floor over 65s retirement apartment in Edenbridge, available with no forward chain.

The property is leasehold with 108 years remaining on the lease; the ground rent is £475 per year and the service charge is £11,327.99 per year which includes access to an on site restaurant, 24/7 on site management and cleaning and a laundrette. The council tax band is E.

The interior of this beautifully presented property comprises a spacious open plan lounge/dining room, fitted kitchen, two bedrooms and four piece family bathroom. There is a lift throughout the building and residents' car parking is available on site.

Situated in the sought after town of Edenbridge, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from Edenbridge Town and Edenbridge rail stations, the M25 and M23.

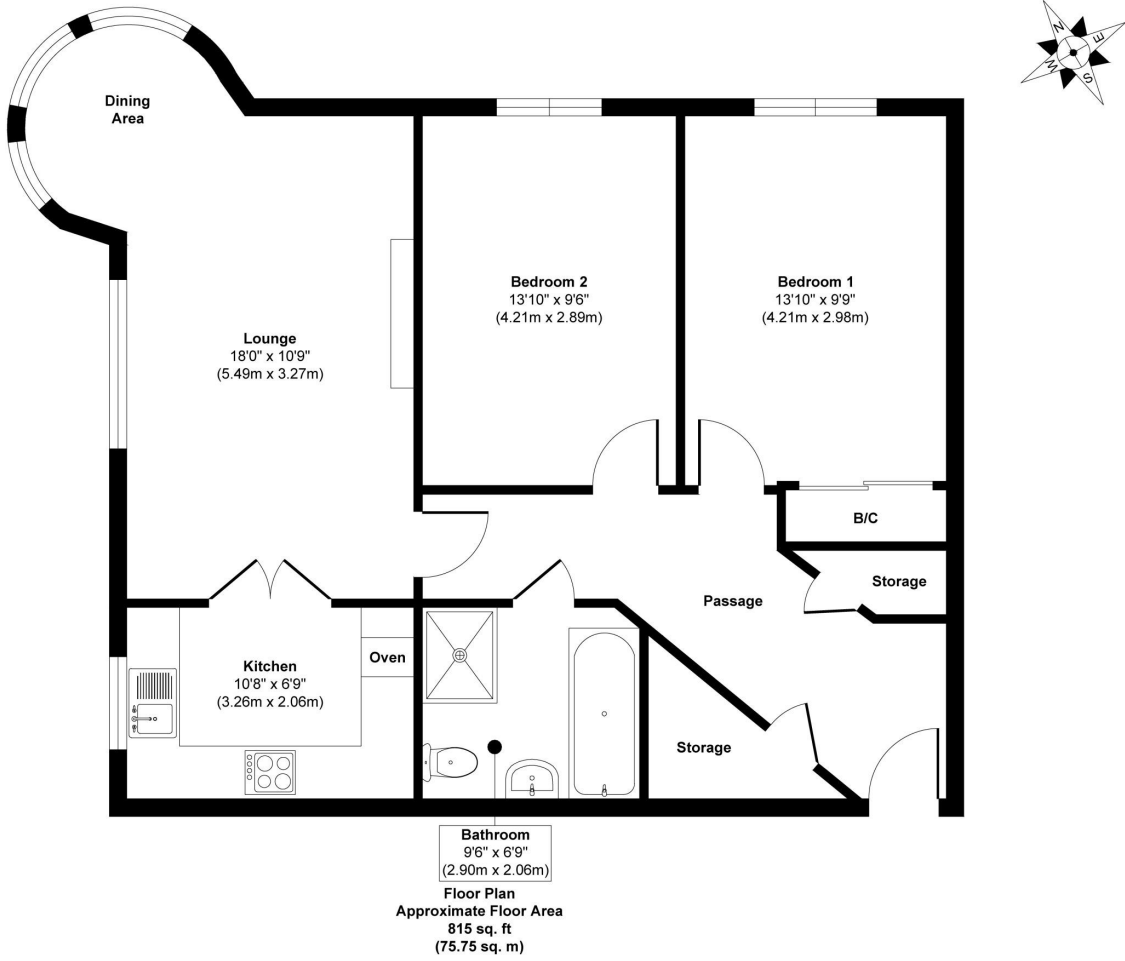
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 815 sq. ft / 75.75 sq. m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk