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The Puddocks

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ESTATE AGENT
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19 The Paddocks, Lenham, Maidstone, Kent. ME17 2FD.

Shared Ownership £350,000 Freehold

Property Summary

"The size of this two bedroom home is quite exceptional. I really can't believe how big this great home is." - Matthew Gilbert, Branch Manager.

Available to the market is this oversized and spacious two bedroom mid terraced shared ownership property located on a modern development within walking distance to Lenham village square.

The property comprises of an entrance hall, open plan kitchen/dining room, lounge and WC. To the first floor there are two double bedrooms and a family bathroom. Externally there are both front and rear gardens, a parking space and a private carport.

The Paddocks development was built only three years ago and the finish within these homes is quite impressive.

This property is available to the market with 35% share of a full market value of £350,000. Your applicable purchase price would be £122,500.

It is quite rare for a home like this to come to the market so please book a viewing without delay.

Features

- Mid Terrace House
- Cul-De-Sac Location
- Private Rear Garden
- Village Centre Location
- EPC Rating: B
- Two Double Bedrooms
- Driveway & Carport
- Extremely Well Presented
- 35% Shared Ownership
- Council Tax Band D

Ground Floor

Front Door To

Hall

Radiator. Stairs to first floor landing. Wall mounted thermostat.

Kitchen/Dining Room

16' 5" x 12' 6" (5.00m x 3.81m) Double glazed window to rear. Double glazed French doors to rear. Storage cupboard housing consumer unit. Range of wall and base units. Sink and drainer. Integrated appliances to include oven, gas hob with extractor over, dishwasher, washing machine and tall fridge/freezer. Cupboard housing Worcester boiler. Breakfast bar with shelving.

Lounge

16' 7" x 9' 5" (5.05m x 2.87m) Double glazed window to front. Radiator. TV & BT point. Shelving.

Cloakroom

Low level WC and wash hand basin. Splash back tile. Extractor.

First Floor

Landing

Hatch to loft access. Cupboard housing water tank.

Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m) Double glazed window to front. Radiator. BT & TV point.

Bedroom Two

16' 5" x 9' 11" (5.00m x 3.02m) Two double glazed windows to rear. Radiator. BT point. Built in wardrobes and hanging rails. Thermostat.

Bathroom

Extractor. Localised tiling. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and retractable glass screen.

Exterior

Front Garden

Paved pathway to front door. Lawned area. Shrubs and trees to front border. Outside light.

Rear Garden

Mainly laid to lawn. Paved patio area and pathway to rear access and parking. Outside light. Outside tap.

Parking

Parking area for one vehicle leading to

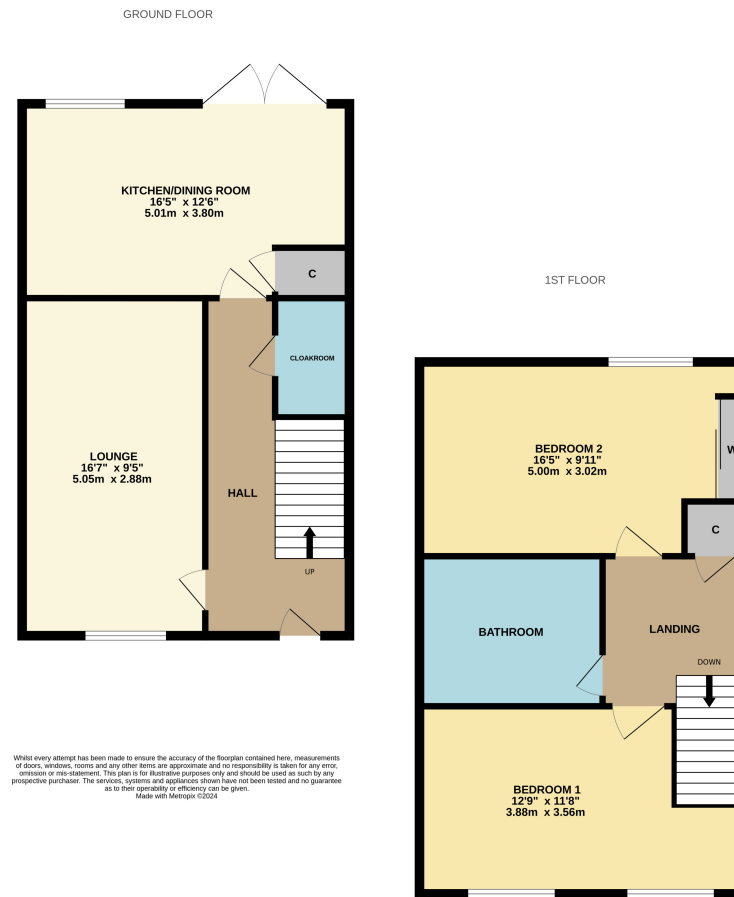
Carport

Covered parking area for one vehicle and further storage area. Power plants.

Agents Note

The property has both an annual ground rent and a service. The service charge for this property is paid monthly at £36.00 a month (£432 per year), along with the rent proportion of £619.77 monthly.

The lease has 122 years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	84	
(69-80) C		
(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

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With