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10 Paddock Close, Edenbridge, Kent TN8 6GH

A well presented two bedroom first floor apartment conveniently located in a central position in Edenbridge on Paddock Close, TN8. Call us now for more information, we are
****Open 8am - 8pm 7 Days a Week****



£285,000 Leasehold

PROPERTY DESCRIPTION

A well presented two bedroom first floor apartment conveniently located in a central position in Edenbridge on Paddock Close, TN8. This spacious property benefits from two double bedrooms, a contemporary family bathroom, a fitted kitchen, a generous reception room, off street parking and a garage en bloc. Viewings are highly recommended. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week

FEATURES

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- OFF STREET PARKING & GARAGE
- GENEROUS RECEPTION ROOM
- EDENBRIDGE RAIL STATION 10 MINUTES WALK



ROOM DESCRIPTIONS

SITUATION

The property is located in a popular development in Edenbridge, TN8 and is only a short walk away from both railway stations in the town making it ideal for commuters. There is a bus stop a short walk away and Gatwick airport lies a 25 minute drive away. The motorway network can be accessed nearby at Junction 6, a 20 minute drive away from the property.

COMMUNAL ENTRANCE HALLWAY

The front security door opens into the communal hallway which has stairs leading to the first floor and the front door to the apartment.

HALLWAY

The entrance hallway has doors leading to the sitting room, both double bedrooms, the family bathroom, and a deep storage cupboard. The hallway also had a double glazed window to the side and a radiator.

SITTING ROOM / DINING ROOM

12' 8" x 15' 3" (3.86m x 4.65m) The main reception room has carpeted flooring, a double glazed window, a radiator, and an opening into the kitchen.

KITCHEN

The kitchen has a range of eye and base level units, square edge worktops to three sides, with an inset one and a half bowl stainless steel sink unit with mixer taps, a cupboard concealed wall mounted Potterton boiler, inset four ring gas hob with oven under and brushed steel extractor over, tiled splash backs, integrated washing machine and fridge freezer, a double glazed window to the rear and halogen downlighters.

BEDROOM ONE

A double bedroom that has carpeted flooring, a radiator, a double glazed window to the front and a door into the walk in wardrobe. The walk in wardrobe has lighting, hanging rails and shelving.

BEDROOM TWO

The second bedroom has carpeted flooring, a radiator and a double glazed window to the front.

FAMILY BATHROOM

A modern white suite that has a low level W/C, a wash hand basin vanity unit with mixer taps, a panel enclosed bath with mixer taps and shower attachment and glass screen, a radiator, tiled flooring and walls, a shaver point and a double glazed frosted window to the rear.

OUTSIDE

To the rear there is a communal garden area which is mainly level lawn with some trees and shrubs. There is a garage en bloc with an up and over door. Our seller also parks their car in front of the garage.

SERVICES

Mains Services.

Leasehold.

Council Tax Band: C – Sevenoaks District Council.

Lease Length - 106 years.

Service Charge - £1,571.33.

Ground Rent - £149 per annum.

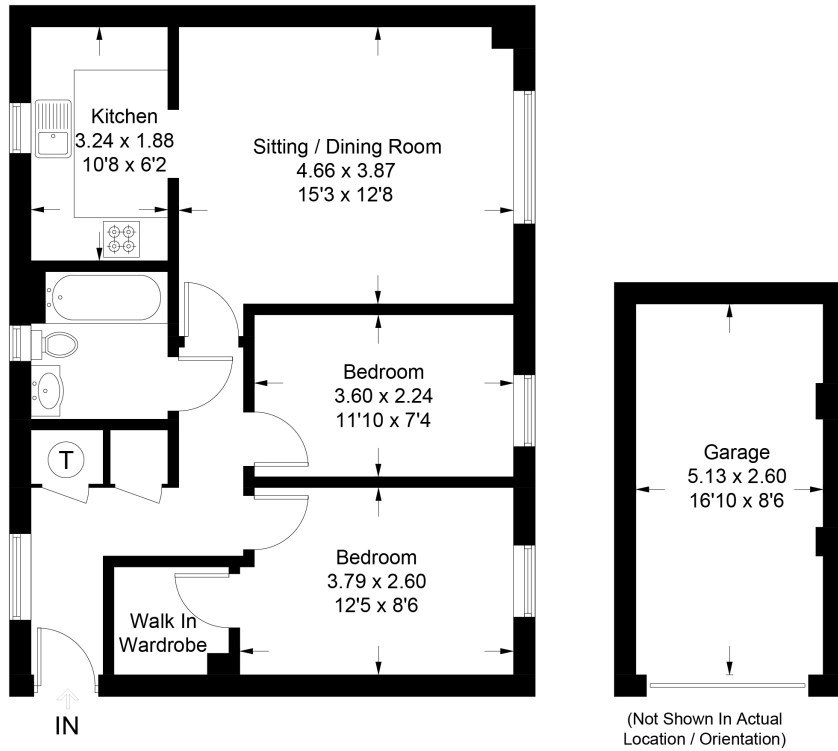
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FLOORPLAN

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 73.8 sq m / 794 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID 1028181)

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