



platformproperty  
estate agency evolved



**97 Albion Way, Edenbridge, Kent TN8 6JQ**  
**£290,000 - Leasehold**



## PROPERTY DESCRIPTION

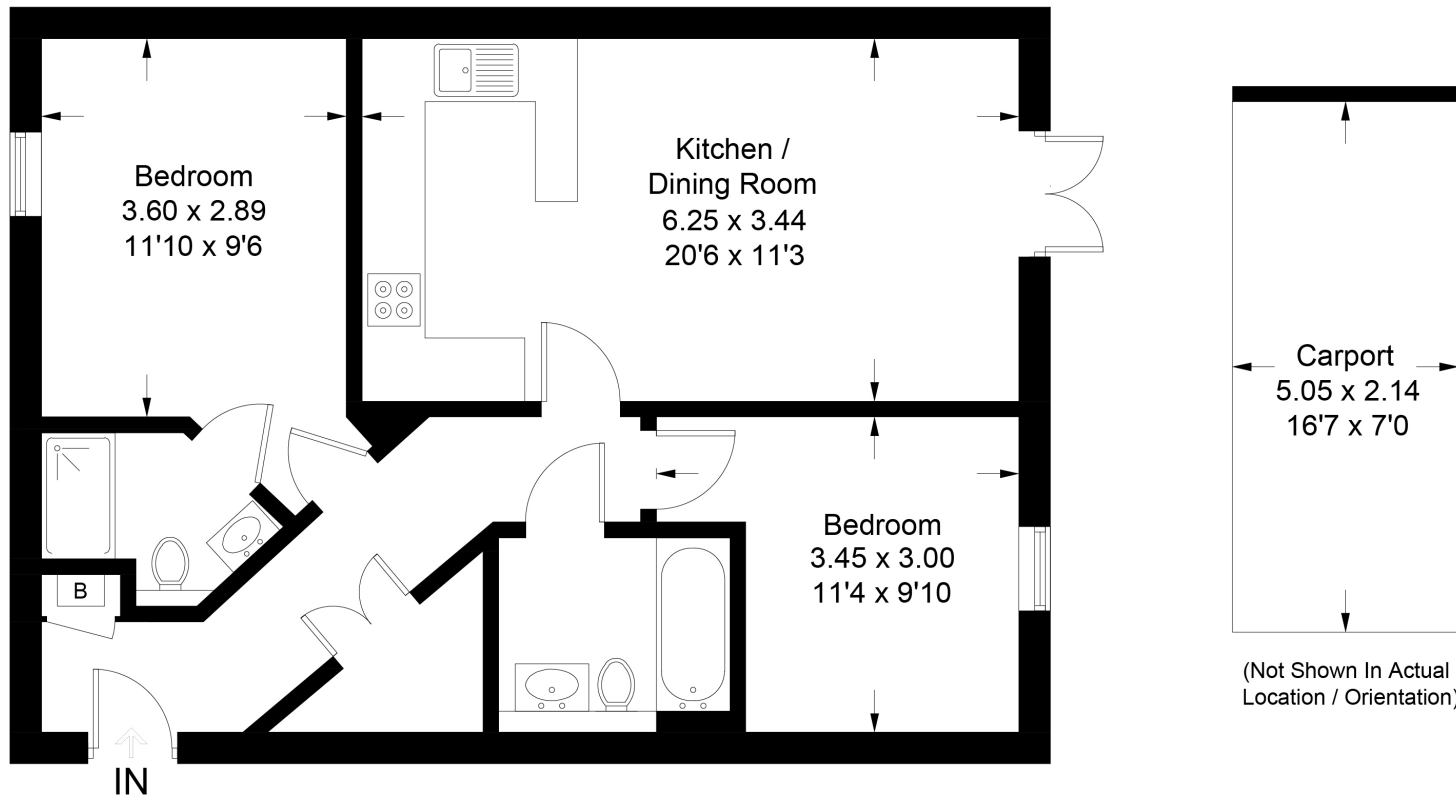
**\*\*NEWLEY EXTENDED LEASE, ZERO GROUND RENT\*\*** A superbly presented two-bedroom ground-floor apartment set in a modern development off Marlpit Hill and located within walking distance from Edenbridge train station and shops. This two-bedroom property has been lovingly upgraded to a very high standard, our sellers have replaced the kitchen and both the bathrooms to present a wonderful home ideal for a first-time buyer, downsizer, or investors. The front door leads into the hallway which has a deep storage cupboard and a boiler cupboard with further storage, doors into the sitting room, both bedrooms and also the family bathroom. The main reception is open plan to the modern kitchen which has a range of newly fitted appliances. The main bedroom is located towards the back of the property and has the added benefit of an adjoining en-suite shower room. The second bedroom is also a generous size and tastefully decorated. Externally there is a covered allocated parking space and visitors parking bays. Viewings are recommended to appreciate the quality of this property. Call us now, we are **\*\*Open 8am – 8pm 7 Days a Week\*\***

## POINTS OF INTEREST

- GROUND FLOOR MODERN APPARTMENT
- TWO BEDROOMS
- MODERN FAMILY BATHROOM AND ENSUITE
- ALLOCATED COVERED PARKING
- SHORT WALK TO EDENBRIDGE STATION AND SHOPS
- NEWLEY EXTENDED LEASE
- ZERO GROUND RENT



Approximate Gross Internal Area = 61.7 sq m / 664 sq ft



## Ground 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. (ID1030714)