



TUNBURY AVENUE



£250,000 Leasehold

THE PROPERTY

This unique maisonette has been transformed by the current vendors to create an amazing space, with everything done to a high specification throughout. Located in an established and sought after road with easy access to the M2/M20 motorway links. Ideal for the professional commuter that is looking for contemporary living with the added advantage of a private garden space and parking.

A gravel driveway leads to the main building. On entering the front door, the stairs lead up to the first floor with all accommodation on one level. The landing area has access to the balcony and also to the welcoming open plan lounge and kitchen/ dining room. The herringbone style flooring adds a sense of style and the kitchen units are sleek with some integral 'Bosch' appliances.

The principal bedroom has sliding doors leading onto the balcony, storage is in the form of built in wardrobes. Bedroom two also benefits from fitted wardrobes. The bathroom benefits from a double shower cubicle and a Japanese bath. The loft provides extra storage and houses the boiler. Rarely do you find a maisonette with its own large garden and shed. There is one allocated parking space. Ground rent and insurances are relatively low in comparison to many leasehold properties.

Must be viewed.

****Agents Note:** Please note the property has been the subject of a subsidence insurance claim. A Certificate of Structural Adequacy was issued in 2021. For further details please contact the agent.**

We understand from the information provided by the vendor that the ground rent/ charges are as follows:

Lease:-Remainder of 125 year lease created June 2015—approx 116 years left

Ground Rent: £100 - 2023/2024

Buildings Insurance / Service Charge: £284.05



TUNBURY AVENUE, WALDESLADE, KENT, ME5 9HY



Open Plan Lounge/ Dining/ Kitchen
19' 0" x 17' 10" (5.79m x 5.44m)

Bedroom 1
12' 10" x 11' 2" (3.91m x 3.40m)

Bedroom 2
8' 9" x 6' 9" (2.67m x 2.06m)

Bathroom
7' 10" x 7' 6" (2.39m x 2.29m)

Balcony
12' 8" x 8' 10" (3.86m x 2.69m)

Boarded Loft
26' 3" x 17' 9" (8.00m x 5.41m)

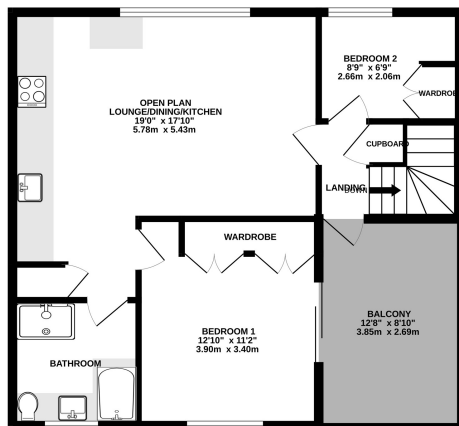
Private Garden
approx 60ft in length

Parking
1 allocated parking space

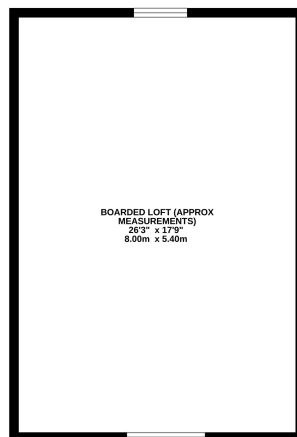


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FIRST FLOOR
596 sq.ft. (55.4 sq.m.) approx.




BOARDED LOFT
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) 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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EFFICIENCY RATINGS

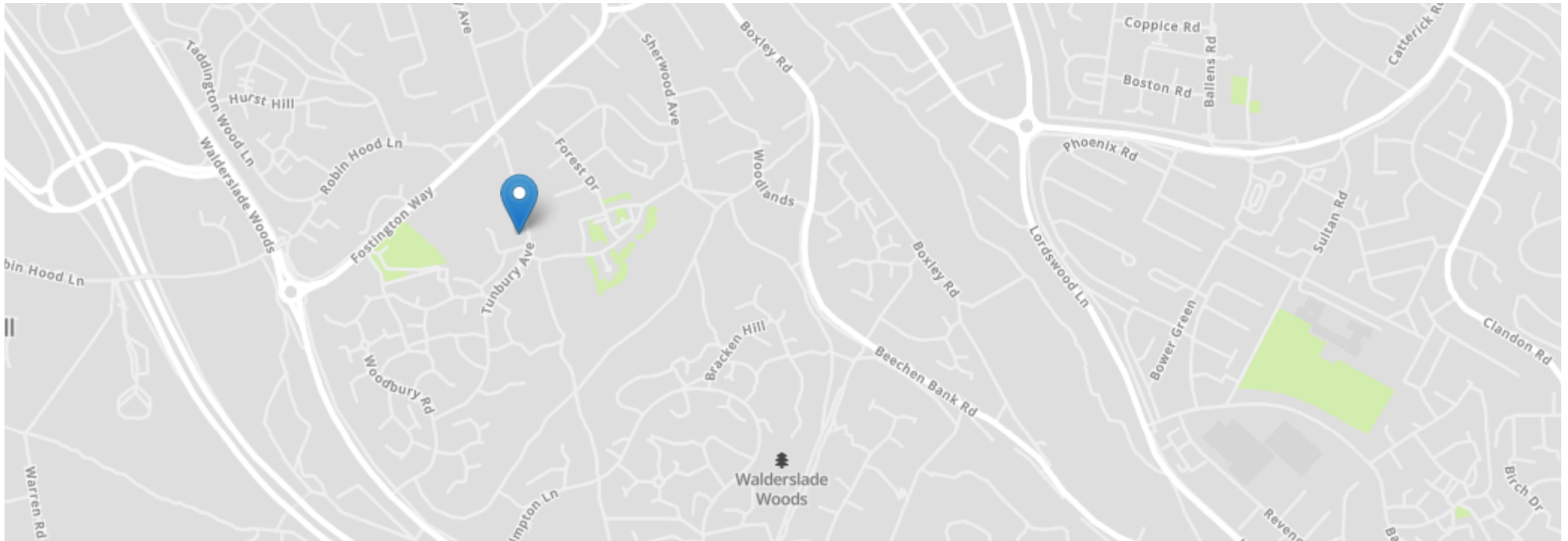
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Tonbridge & Malling
Band B



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

DIRECTIONS

From the M2 coast bound enter the ramp on the left towards Chatham. You will then enter Taddington Wood Junction where you would take the 3rd exit onto A2045. Enter the roundabout and take the 1st exit onto Fostington way and continue straight onto Robin Hood Lane where you will then turn left onto Tunbury Avenue.

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Greyfox Prestige Walderslade

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