



NO
PARKING

philip INDEPENDENT
ESTATE
AGENT
Jarvis



8 Bailies Court, Harrietsham, Kent. ME17 1BX.

Guide Price £180,000 Leasehold

Property Summary

"I love how homely the current owners have made this apartment. Ready for someone to move straight into". - Sam Newman, Marketing Consultant.

****GUIDE PRICE OF £180,000-£190,000****

Available to the market is this incredibly well presented first floor one bedroom apartment built in 2005 by Gillcrest Homes.

The property is arranged to include an entrance hall, kitchen/breakfast room, lounge, double bedroom with built in wardrobes and newly fitted bathroom. There is underfloor gas central heating throughout.

Externally there is an allocated parking space and visitor spaces behind an electric gated entrance, adding an extra level of security.

Harrietsham is a popular village that boasts shops, a public house, primary school and churches. There are great commuter links with close access to the M20 as well as a mainline railway station to London Victoria.

This apartment presents extremely well and should be viewed to be fully appreciated.

Features

- Guide Price of £180,000-£190,000
- Gated Development
- Gas Central Heating
- Well Presented Throughout
- Council Tax Band B
- One Bedroom First Floor Apartment
- Allocated Parking Space
- New Bathroom
- EPC Rating: C

Ground Floor

Communal Front Door To

Hallway

Intercom system. Stairs to first floor landing. Double glazed window to side and rear. Security lighting.

First Floor

Internal Front Door To

Inner Hall

Intercom system. Cupboard. Recess lighting. Fitted carpet.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m) Two sets of double glazed windows to front. Double doors to kitchen/breakfast room. Thermostat. BT & TV point. Fitted carpet.

Kitchen/Breakfast Room

14' 6" x 11' 5" (4.42m x 3.48m) Double glazed window to front. Range of base and wall units. Sink and drainer. Integrated oven. Five ring gas hob and extractor. Space for washing machine and integrated tall fridge/freezer. Built in cupboard housing Ideal combination boiler. Thermostat. Localised tiling. Recess lighting. Tiled floor. Wooden kitchen cabinet to remain.

Bedroom

12' 3" x 7' 10" (3.73m x 2.39m) Double glazed window to front. Built in double wardrobes. Thermostat. Fitted carpet.

Bathroom

Suite comprising of low level WC, wash hand basin with storage and panelled bath with shower attachment. Extractor. Localised tiling. Shaver point. Electric chrome towel rail. Vinyl flooring. Recess lighting. Storage cupboards.

Exterior

Front

Shrubs and plants to borders. Pathway to side access.

Parking

Electric gated entrance to parking area. One allocated parking space and visitors bay available.

Agents Note

The current owners have informed us that their service charge is £2,079.88 per annum and the ground rent is £200 per annum. The lease was 125 years from 2005 (104 years remaining).



GROUND FLOOR



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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2020

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

Viewing Strictly By Appointment With

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.

