







## Flat 2, The Old Bakery The Street, Egerton, Ashford, Kent. TN27 9AH.

**£169,995 Leasehold**

### Property Summary

"I love Egerton as a village and this maisonette will make a great bolt hole for somebody". - Sam Newman, Senior Sales Executive.

Available to the market a ground floor one bedroom maisonette, presented to a high standard within the heart of Egerton village.

The ground floor property consists of a porch area, open plan living space, separate kitchen area and rear hallway leading to the bedroom and ensuite bathroom. New carpets have been laid throughout. There is also a private parking space.

Added to this the property benefits from gas central heating and a good length lease of 95 years. This is also being offered with no forward chain. All of the furniture and kitchen appliances on display are included in the sale enabling a buyer to move straight in or to be let out.

Egerton is a beautiful village located on the edge of the Weald of Kent. Within the village itself there is a primary school, convenience store, church and village hall. For a mainline railway station you can take a short drive to Pluckley which offers a mainline to London Bridge. For a wider range of shops and amenities the larger villages of Lenham, Headcorn and Charing are found only a short distance away. A number of tourist sites are within sites are within proximity including Castles and National Trust Sites.

This property offers a great opportunity for an investor, first time buyer or some one looking to downsize. Please organise a viewing as soon as possible to avoid disappointment.

### Features

- One Bedroom Maisonette
- Gas Central Heating
- Well Presented Throughout
- 95 Years Left On Lease
- Council Tax Band B
- Blocked Paved Parking
- Village Location
- No Forward Chain
- EPC Rating: C

## **Ground Floor**

### **Front Door To**

### **Porch Area**

Radiator. Coat hooks.

### **Living Room**

12' 4" x 10' 10" (3.76m x 3.30m) Three double glazed windows to front. Radiator. TV point. BT point. Newly fitted carpet. Recess lighting.

### **Kitchen**

9' 5" x 6' 0" (2.859m x 1.829m) Range of base and wall units. Sink and drainer. Integrated electric electric oven with glass hob. Stainless steel extractor over. Splash back. Localised tiling. Wall mounted gas boiler. Washing machine and tall fridge freezer. Extractor. Recess lighting. Vinyl flooring.

### **Inner Hall**

Wall mounted thermostat. Storage cupboard with shelving. Newly fitted carpet.

## **Bedroom**

12' 11" x 11' 7" (3.948m x 3.521m) Double glazed window to side. Radiator. Wall mounted consumer unit. Newly fitted carpet.

### **Ensuite Bathroom**

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment with curtain rail. Radiator. Localised tiling. Extractor. Vinyl flooring.

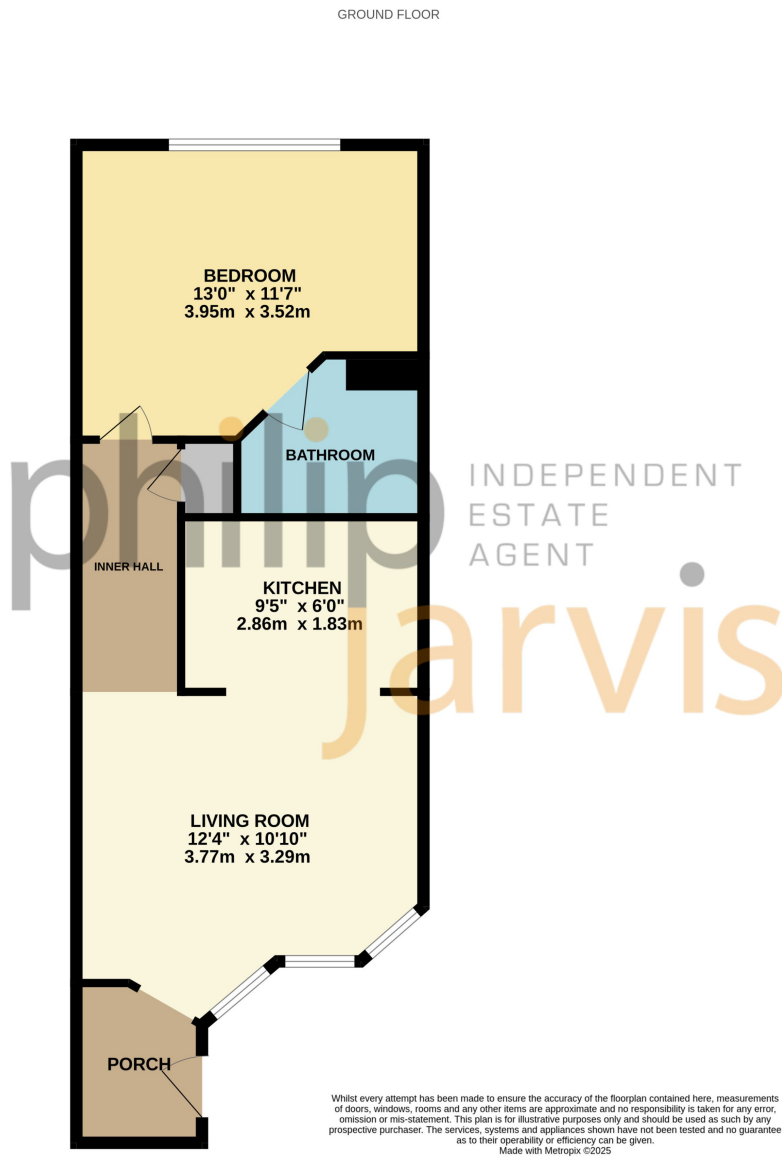
## **Exterior**

### **Parking**

Block paved parking space. Outside light.

### **Agents Note**

1. There is approximately 95 years left on the lease.
2. The annual ground rent for Flat 2, The Old Bakery is £250.00.
3. The service charge for buildings insurance in 2024/2025 was £198.00.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 contact, 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.

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