



1 Bedroom First Floor Maisonette in Popular Leigh Village

This one bedroom first floor maisonette sits in a quiet close in the centre of the sought after village of Leigh. The property has its own front door and is a good size at 50 sq m. The fitted kitchen has a washer dryer, fridge freezer and cooker with gas hob. The living room and bedroom both have communal garden views. The bathroom has a full length bath with shower over. Two landing cupboards provide useful additional storage. Gas central heating, EPC band C, council tax band B. Unrestricted street parking. Walking distance to village amenities including Leigh primary school, Leigh station and the popular Fleur De Lis pub. Viewing highly recommended.





ACCOMMODATION

Fitted Kitchen 11' 2" x 7' 4" (3.4m x 2.24m)

The fitted kitchen has a cooker with four ring gas hob, a fridge freezer and a stainless steel sink with mixer tap. There is a good range of wall and base kitchen cupboards providing plenty of storage. A utility cupboard off the kitchen houses a washer dryer.

Living Room 14' 9" x 10' 10" (4.5m x 3.29m)

The living room is a good size and has a window that overlooks the communal garden. There is a TV point, a radiator with thermostatic valve and a telephone point.

Bathroom 6' 6" x 5' 5" (1.97m x 1.66m)

The bathroom has a full length bath with shower over. There is a WC, a pedestal basin, a radiator, and a wall mounted cupboard with mirror doors. The bathroom has a window and an extractor fan.

Master Bedroom 12' 6" x 9' 2" (3.8m x 2.8m)

The master bedroom has a window that overlooks the communal garden, and a radiator with thermostatic valve.

Landing Storage Cupboards

The maisonette has two landing cupboards that provide useful additional storage.

Communal Garden

The communal garden is at the back of the property and is mainly laid to lawn.

Location

The property sits in a quiet close in the centre of the sought after village of Leigh. Leigh primary school is a 4 minute walk away. Leigh station with its train service to Tonbridge is an 11 minute walk. The popular Fleur De Lis pub is an 8 minute walk away. Lidl supermarket in Tonbridge is a 12 minute drive.

EPC & Council Tax

Energy Performance Certificate band C. Council tax band B, £1838.72 for 2025-26.



IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk