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## KINGS COURT

HORSMONDEN

*A fantastic opportunity for first time buyers, investors and downsizers alike to purchase this bright and airy first floor, one bedroom apartment within an impressive Victorian building in the heart of this Wealden village, overlooking the green. The property has the added benefit of allocated parking as well as a communal rear garden. Within walking distance to local amenities such as village shop, pub, tennis club, primary school and only a short drive to the mainline station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.*

Guide Price £185,000-£195,000

1/6 SHARE OF THE FREEHOLD





## FLAT 4, KINGS COURT

MAIDSTONE ROAD | HORSMONDEN | KENT

- A light and airy first floor one bedroom apartment
- Situated in the heart of the village
- Overlooking the village green
- Offered with a share of the freehold
- Communal garden to the rear and an allocated parking space
- Only a short drive to the mainline station and is offered to the market with NO FORWARD CHAIN

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Leasehold with a 1/6 share of the freehold. Lease Length: 91 years remaining.

### SERVICES & UTILITIES:

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains drainage services connected but not tested. **Heating:** Electric storage heaters.

**BROADBAND:** Available as Standard, Superfast and Ultrafast Broadband.

**MOBILE COVERAGE:** EE good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band B **EPC:** D (68)

**COVENANTS:** None known.

**FLOOD & EROSION RISK:** **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**SERVICE CHARGE:** approximately £73.50 per month.

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof.



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Flat 4, Kings Court, Maidstone Road, Horsmonden, TN12

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1355823

OFFICES LOCATED AT:

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PROPERTY PROFESSIONALS FOR 125 YEARS

