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ESTATE AGENTS

Village Houses

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**16 ROOKERY COURT
MARDEN
KENT
TN12 9AZ
PRICE £395,000 LEASEHOLD**



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16 ROOKERY COURT, MARDEN, KENT, TN12 9AZ

Rookery court is an exclusive development built approximately 10 years ago located in the weald of kent within the rural village of marden

We are pleased to offer a first floor flat which is beautifully presented

Entrance Hall, Living/Dining Room, Kitchen, Three Bedrooms (One Ensuite), Family Bathroom, Allocated Car Park And Parking Area, Gardens

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of the village of Marden proceed into Albion Road and turn right into Roundel Way. Continue along to the end where the entrance to Rookery Court will be found directly ahead.

DESCRIPTION

The location of Rookery Court is unsurpassed, it combines the tranquillity of a rural village setting but with the convenience of modern amenities nearby. This exclusive development is located within the centre of the village and surrounded by mature trees being a beautiful location to enjoy. Exclusively for the over 60's, Rookery Court offers residence privacy, security and a range of carefully chosen services designed to make life as stress free as possible. Maintenance of the development and communal grounds is looked after by an estate manager. A unique feature of Rookery Court is the fabulous guest house which is for use by the resident's visiting family and friends providing additional private accommodation. Marden is a thriving community surrounded by lovely Wealden Countryside. Dating back to the 12th century, Marden has an excellent range of local amenities as well as a mainline station and excellent medical centre. Access to guest suite (free of charge) for visitors visiting the new owner to use by appointment.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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The entrance to Rookery Court is through electrically operated gates opening onto a formal and beautifully maintained communal garden area.

FRONT DOOR

Opening to:

ENTRANCE HALL

Fully carpeted. Radiator. Large useful walk-in cloaks cupboard area. Door through to:

LIVING/DINING ROOM

Casement doors opening onto balcony overlooking garden. Fully carpeted. Two radiators. Fitted shelving.

KITCHEN

Fully fitted with quality base units with inset stainless steel sink unit with mixer tap. Matching wall dresser style unit. Integrated fridge freezer, washing machine and dishwasher. Gas AEG hob with extractor hood over and AEG electric oven under. Tiled flooring. Radiator.

BEDROOM 1

Double aspect. Fitted carpeting. Radiator. Fully fitted out with quality fitted wardrobe cupboard with partial mirrored dooring and secondary similar range as well. Door opening to:

ENSUITE

Walk-in shower cubicle. WC. Hand wash basin. Chrome heated towel rail. Tiled flooring. Half tiled walls.

BEDROOM 2

Window to rear. Fully carpeted. Radiator. Cupboard housing Ideal gas-fired boiler serving domestic hot water and central heating.

BEDROOM 3

Window to rear. Fully carpeted. Radiator.

FAMILY BATHROOM

Panelled bath with handheld shower attachment. Hand wash basin. WC. Chrome heated towel rail. Tiled flooring. Half tiled walls.

AGENTS NOTE

All carpets, light fittings and curtains are included within the transaction.

The furnishings currently in the flat may be available for sale independently.

OUTSIDE

The property enjoys communal and beautifully maintained gardens. The flat comes with a covered car port area with allocated parking as well as visitor parking.

AGENTS NOTE

The property is subject to a management share for the whole of Rookery Court which is split evenly between all of the properties. We are advised that the current service charge is £5,200.00 per annum paying half yearly. This covers garden and external maintenance. The property is leasehold with a 999-year lease from 2013, fuller details can be supplied upon request.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

COUNCIL TAX

Maidstone Borough Council: Band E

MONEY LAUNDERING REGULATIONS

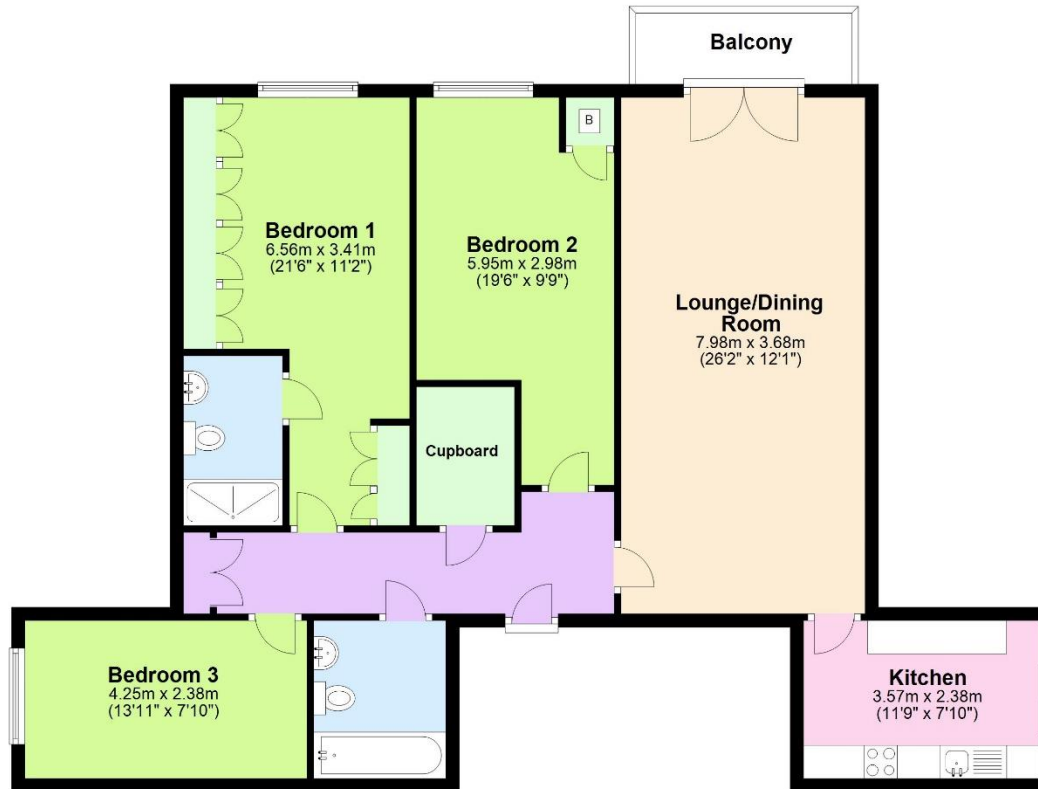
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Floor Plan



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.