



'Our Focus Determines Your Reality'

Back Lane Goudhurst Kent TN17 1AE



CHARMING FIRST FLOOR APARTMENT

Situated in the sought after village of Goudhurst with its feature duck pond, this charming first floor apartment is situated within a gated courtyard. The apartment consist of a kitchen and sitting room, two double bedrooms and a family bathroom. There is also partially boarded attic storage. Ideal lock-up and leave opportunity.

GOUDHURST

The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

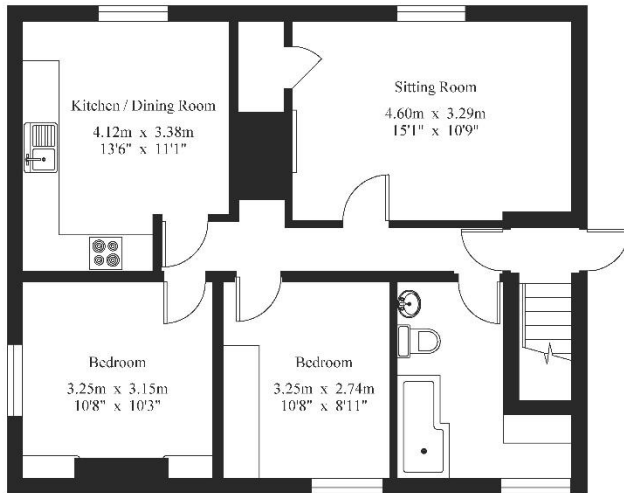
SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools in the area.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.

Apartment 3, The Mews

Gross Internal Area : 74.2 sq.m (798 sq.ft.)

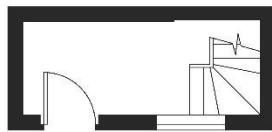


First Floor



For Identification Purposes Only.

© 2022 Truplan (UK) Limited (01892) 614881



Ground Floor



SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating, new boiler installed in November 2021.

EPC Rating: D – full details available on request.

977 years remaining on lease.

Service Charge between £250 and £290 per annum. Peppercorn Ground Rent

Tunbridge Wells Borough Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property, however the dishwasher, washing machine and fridge/freezer will be included.



3 THE MEWS, TN17 1AE

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com