



'Our Focus Determines Your Reality'



Walkhurst Road
Benenden
Kent
TN17 4EF



Leasehold

Entrance Hall * Kitchen/Sitting/Dining Room * Study
Principal Bedroom * Further Double Bedroom
Family Bath/Shower Room

Courtyard Style Garden * Communal Garden
Enbloc Garage * Off Road Parking



ATTRACTIVE GROUND FLOOR APARTMENT

Occupying a peaceful, no through road, location on the edge of the sought-after village of Benenden with its quintessential village green, this attractive light-filled ground floor apartment provides well-proportioned accommodation and is ideal for a first-time buyer.

A communal reception hall leads to the door to the apartment which opens into an entrance hall, to the left a door opens into the double aspect, open-plan kitchen/dining/sitting room with doors to a paved terrace and a study; to the right there is a principal bedroom and a further double bedroom, directly ahead there is a family bath/shower room.

The apartment sits in attractive communal gardens and enjoys views across the adjoining farmland.

An enbloc garage is an added bonus to this apartment.



BENENDEN

The charming green is a focal point of the sought-after village of Benenden which also benefits from an award-winning pub, a large general store and post office, a nail bar and a good butcher. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

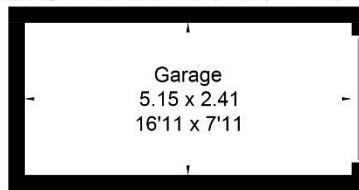
SCHOOLS AND CONNECTIONS

There are many excellent private and state schools for children of all ages in the area, and this unique property is not only located within the sought-after Cranbrook School Catchment Area but is also close to the local Benenden Church of England Primary School.

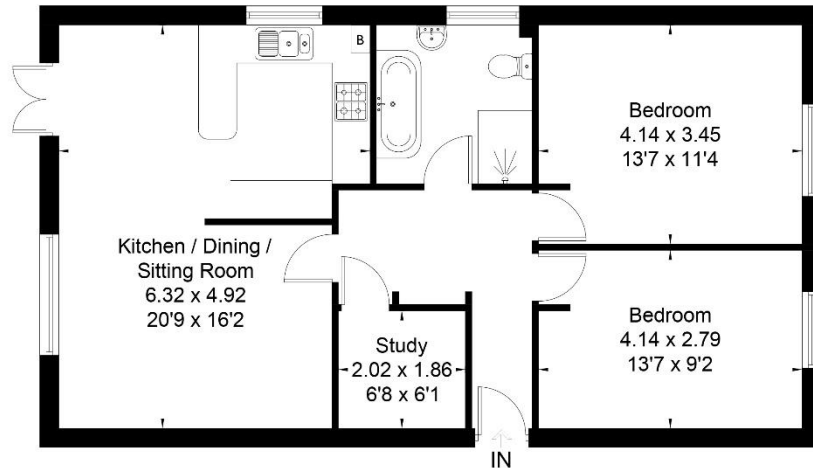
Mainline Rail Services are available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst give access to the Motorways.



Approximate Area = 74.9 sq m / 806 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 87.3 sq m / 939 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310684



SERVICES

Mains electric, water and drainage. Electric heating.

EPC Rating: C – full details available on request.

Please note that covenants do apply to this property.

Tunbridge Wells Borough Council - Council Tax Band C

125 year lease from 1988

Annual Service Charge: £756

Annual Ground Rent: £10

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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