



## Edwin House, 21 Nightingale Drive

Wouldham ME1 3YD

**Guide Price £210,000**



Welcome to Nightingale Drive in the charming village of Wouldham! This delightful flat is a perfect choice for a first-time buyer looking to settle in the picturesque Peters Village.

Situated in a purpose-built block, this property offers a spacious reception room opening to the fitted kitchen, a comfortable bedroom, and a modern bathroom, providing all the essentials for a comfortable lifestyle. The flat boasts a generous 506 sq ft of living space, ensuring ample room for relaxation and entertainment.

Built in 2020, this property is practically brand new, offering a fresh and contemporary living environment. With parking space for one vehicle, you'll have the convenience of secure parking right at your doorstep. There is also a handy secure bike store to the rear.

One of the standout features of this flat is the communal garden, providing a lovely outdoor space to enjoy some fresh air and greenery. Additionally, being located in Peters Village means you'll experience the perfect blend of old-world charm and modern amenities.

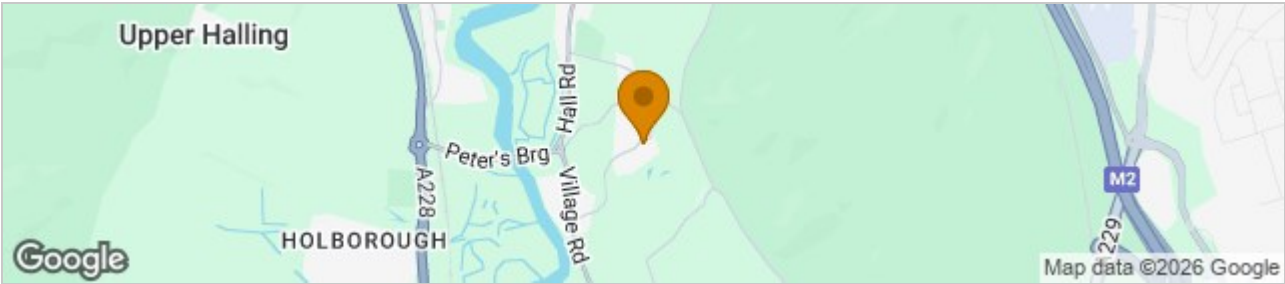
With no ground rent to worry about and a lease of 994 years remaining, this property offers excellent value for money. Two management companies for the estate are Hyde where the 2024-2025 monthly payment was £108 and then Medway Valley Services charge is £212.28 every 6 months. The energy-efficient design is reflected in the impressive EPC rating of B, ensuring lower utility bills. Plus, being in council tax band B, you'll enjoy reasonable council tax payments with Tonbridge and Malling council. This ground floor apartment is part of a small block of four, offering a sense of community and privacy. The property is well-maintained and move-in ready, allowing you to start enjoying your new home straight away.

Don't miss out on this fantastic opportunity to own a piece of Peters Village! Contact us today to arrange a viewing and take the first step towards making this lovely flat your new home.

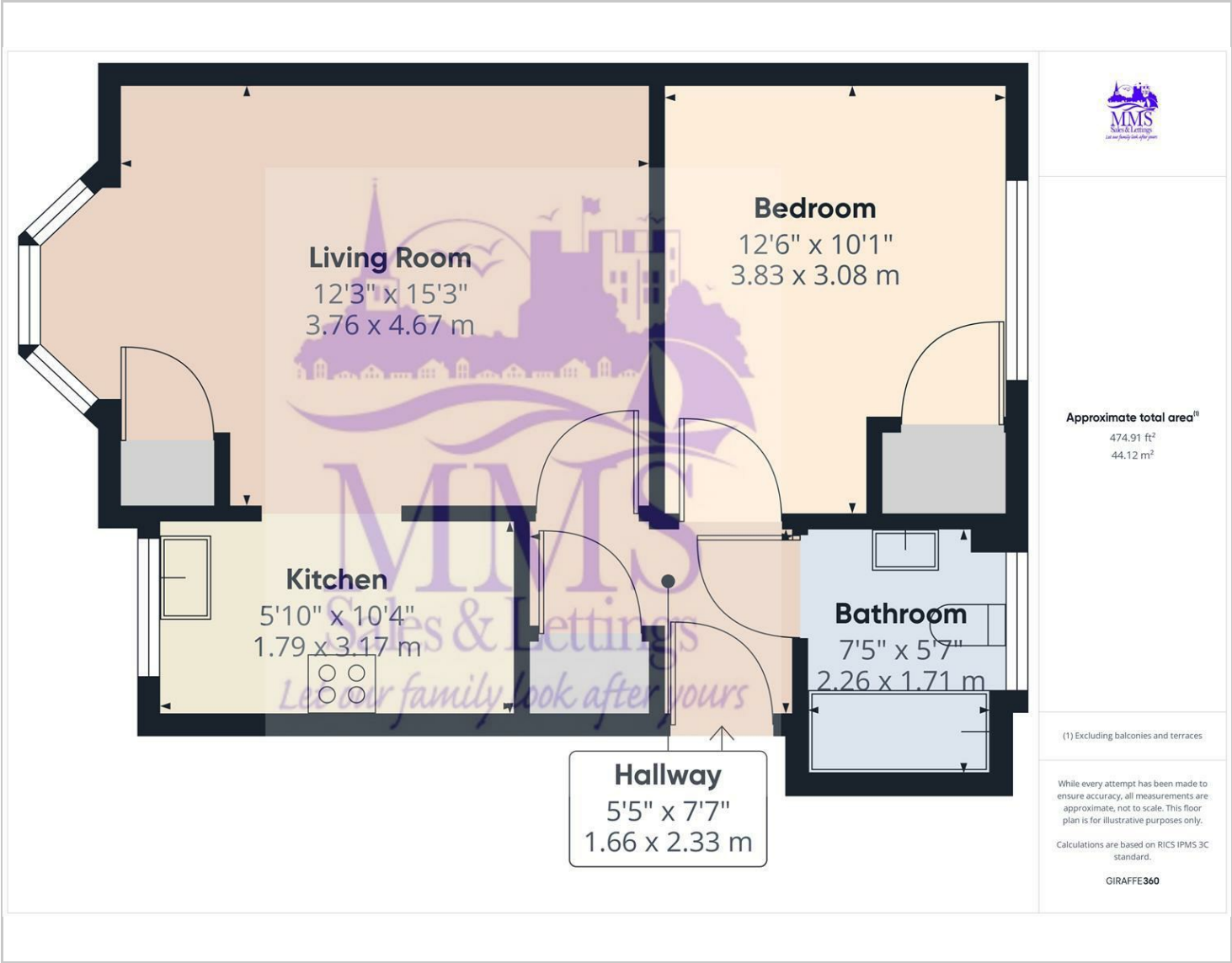




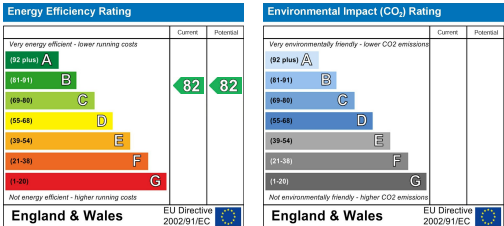
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.