



16 The Orpines, Watlingbury, Kent, ME18 5FA
Price £170,000


A SUPERIOR ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT SITUATED IN A FAVOURABLE POSITION ON THE MOST SOUGHT AFTER MEADOW VIEW COURT DEVELOPMENT IN WATERINGBURY

As sole selling agents, Page & Wells are delighted to bring to the market this beautifully presented two bedroom apartment, suited for those looking for independent living and aged 55 or over. The development constructed in 2021, offers many benefits including well maintained communal gardens, communal lounge, restaurant, therapy room, hair salon & activities room.

The apartment itself is located in arguably one of the best positions within the development, which features an exceptionally bright location with larger garden due to being located at the end of the ground floor block. Consisting of a spacious lounge/kitchen, a great size bedroom and lovely bathroom with added beauty of the bedroom and lounge opening to the garden.

Location of this fabulous apartment is key and we recommend viewing to understand the full advantage of this opportunity to be part of a frankly stunning community and surroundings.

- Stunning 1 Bedroom Apartment
- Prestigious Corner Location
- Sought After Development
- Stunning Communal Gardens
- On Site Restaurant
- Therapy Room & Hair salon
- Activities Room
- Communal Lounge
- Stunning Village Location
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR WATERINGBURY

Meadow View Court is conveniently situated on the edge of the Village of Wateringbury with its local post office and shops. Also within close driving distance are Kings Hill, West Malling and Paddock Wood. All with excellent range of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, David Lloyd Leisure Centre, golf course and much more. There are doctors surgeries in both Wateringbury and King Hill.

Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.

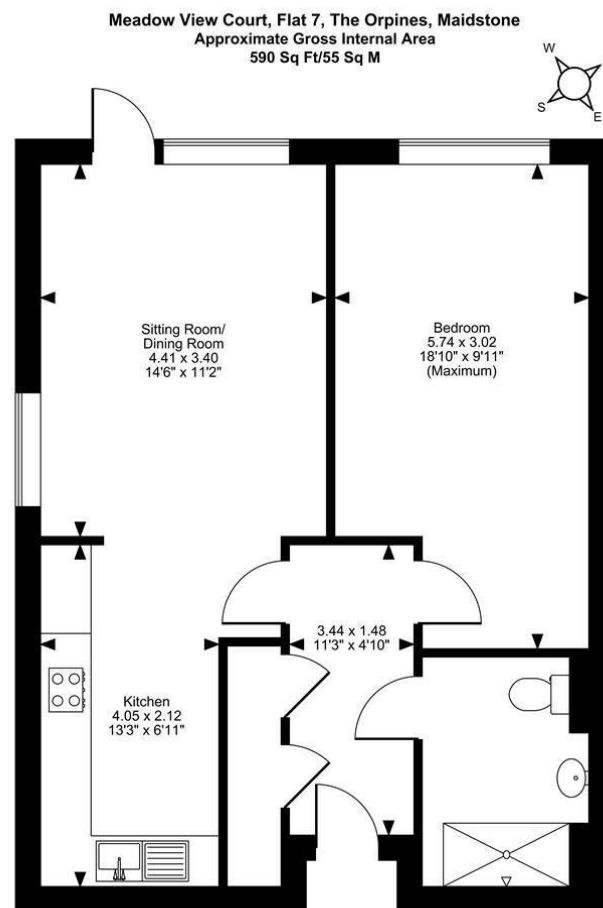
For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

Local Primary Schools include Wateringbury and Mereworth . There are Grammar Schools for both Boys and Girls in Tonbridge and Maidstone. Local Independent Schools include Sutton Valence, Tonbridge and Sevenoaks Public Schools, also The Schools at Somerhill and Hilden Grange at Tonbridge and Kent College for Girls at Pembury. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Leasehold
Retirement Apartment
Council Tax Band D - £243 for 10 months.
EPC Rating B
UPVC Double Glazing
Town And Country Housing £700.58





Lower Ground Flat

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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