

Ibbett Mosely

Old Parsonage Court, West Malling ME19 6NZ

Offers In Excess Of £425,000







Old Parsonage Court, West Malling, ME19 6NZ

This popular retirement development sits within easy walking reach of the West Malling High Street with all its amenities, entertainment and Mainline Train Station.

Set over two floors the house has the flexibility to have a downstairs bedroom if required and therefore can serve for the longer term needs of a buyer. Ready to move into offering bright and airy accommodation and its own terrace to sit out and enjoy the communal gardens.

OFFERS IN EXCESS OF £425,000.00

- Retirement House for Over 55s
- Two Reception Rooms with potential for Further Downstairs Bedroom
- No Onward Chain
- EPC rating E - Council Tax - Tonbridge & Malling Band E
- Two Double Bedrooms
- Modernised Kitchen & Shower Rooms
- Close to West Malling High Street
- Two Shower Rooms
- Personal Terrace looking out over Communal Garden
- Share of Freehold

Two Bedroom Terrace with Share of Freehold. A well presented two bedroom retirement house in the popular Old Parsonage Court development, convenient to West Malling High Street. A spacious house offering flexible accommodation with potential for a downstairs bedroom to go with the downstairs shower room. Two great sized bedrooms and further shower room are provided upstairs. A bright and airy retirement property set in wonderful communal gardens with its own private terrace off the lounge to sit out and enjoy the day.

Sold with exclusivity for the over 55's, the property is set within an attractive development of similar properties and is within walking distance of West Malling High Street.

Description

A spacious and Airy house offering good sized accommodation throughout. Approached in a walkway position with ease of access for those with less mobility the house sits amongst others of its type. A welcoming hallway gives access to all areas. To the left is the good sized modernised kitchen with window looking out to the front. To the other side of the hallway passing the stairs is the main lounge. A bright spacious room with feature window and French doors to the personal terrace. A second reception designed and used as dining room has the potential to be used a bedroom if required as this in turn links to a downstairs shower room between this and the kitchen.

Upstairs the property has a spacious landing with access to two good sized bedrooms. Both bedrooms have built in wardrobe storage and windows looking out to the rear, both are good sized double rooms. A shower room services both bedrooms on this floor. The stairs are straight and wide enough for a lift to be fitted if mobility is an issue a solution can be found.

The communal gardens are lovingly looked after and the personal terrace gives an opportunity to sit out and enjoy good weather. Enough space for a dining set is provided by a patio.

Freehold

The property benefits from Freehold ownership. Service charges are required to maintain the communal areas and include some services to the residents. Currently the vendor pays £3,600 per annum.

West Malling

The historic market town of West Malling with a broad high street of specialist shops, a Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street).
There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

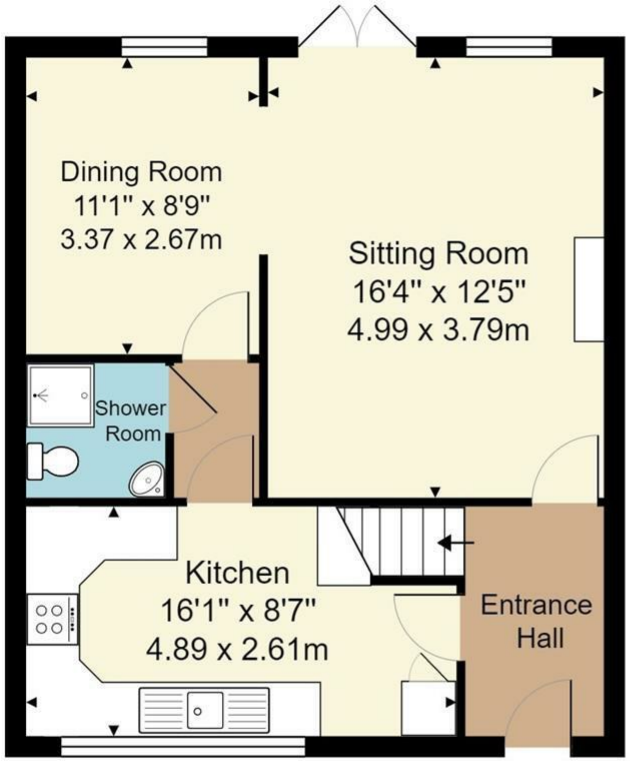




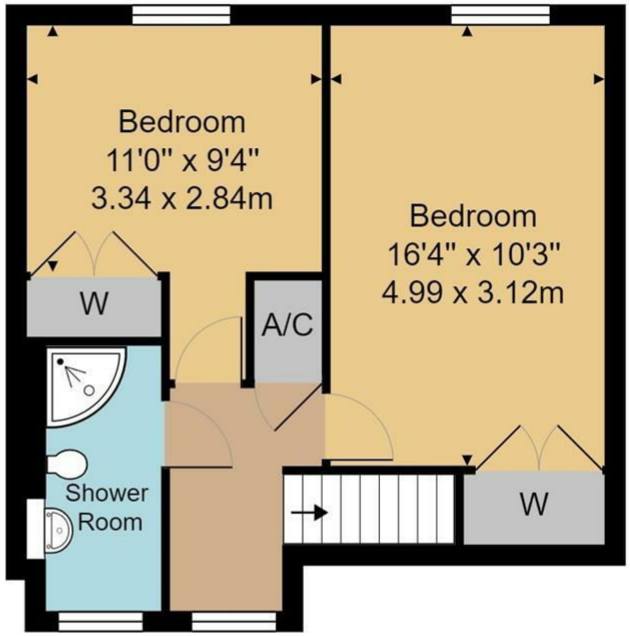








Ground Floor



First Floor

Approx. Gross Internal Area 984 sq. ft / 91.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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