



Ibbett Mosely

Flat 4, Roman Court Fairfield Road, Borough Green, TN15 8NY



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A SUPERBLY POSITIONED 2 BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 55s, SET IN THE CORNER WITH DOUBLE ASPECTS AND PLEASANT OUTLOOKS. EXCELLENT LOCAL FACILITIES JUST A SHORT WALK AWAY INCLUDING MAINLINE STATION, BUS STOP AND TWO LOCAL SUPERMARKETS.

**PRICE: £220,000 LEASEHOLD (approx 63 years remaining)
EPC Rating C; Council Tax Band C**

- Two-bedroom ground-floor flat
- Retirement community setting
- On site Manager & Emergency alarms
- Communal lounge
- Beautiful communal gardens
- Close to bus routes
- Near mainline train station
- No chain - vacant and ready to move-in.
- For over 55s only
- EPC rating TBC; Council Tax Band C

Set close to the heart of the charming village of Borough Green, this delightful 2 bedroom ground-floor flat is part of a select retirement development, comprising 37 similar properties. Designed specifically for those aged 55 and over, this apartment offers a comfortable and secure living environment, ensuring peace of mind with emergency alarm cords installed in every room.

This is felt to be one of the best spots within this popular development, occupying a corner ground floor position overlooking gardens and the car park, a great spot to sit and watch the world go by. The property has been well cared for but it would now benefit from some updating in both the kitchen and bathroom.

The flat features a well-proportioned main bedroom, second bedroom/dining room, a welcoming reception room, and a bathroom. Residents can enjoy the communal facilities, which include a spacious lounge complete with a kitchenette,

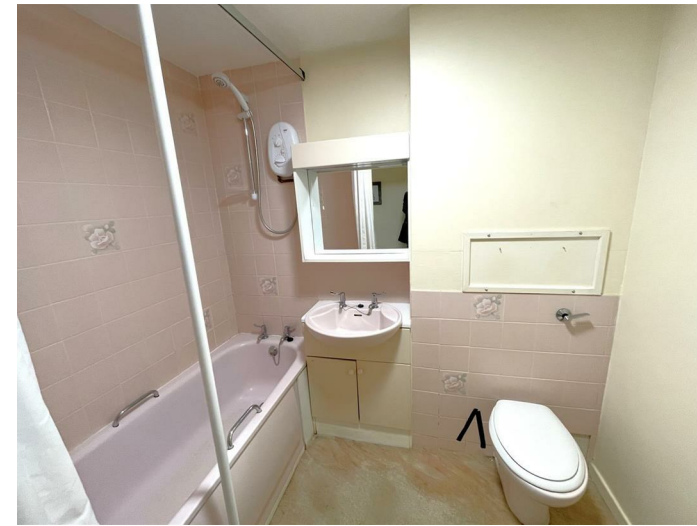
perfect for socialising with neighbours or hosting family visits. The attractive gardens surrounding the property provide a serene outdoor space to relax and enjoy the fresh air.

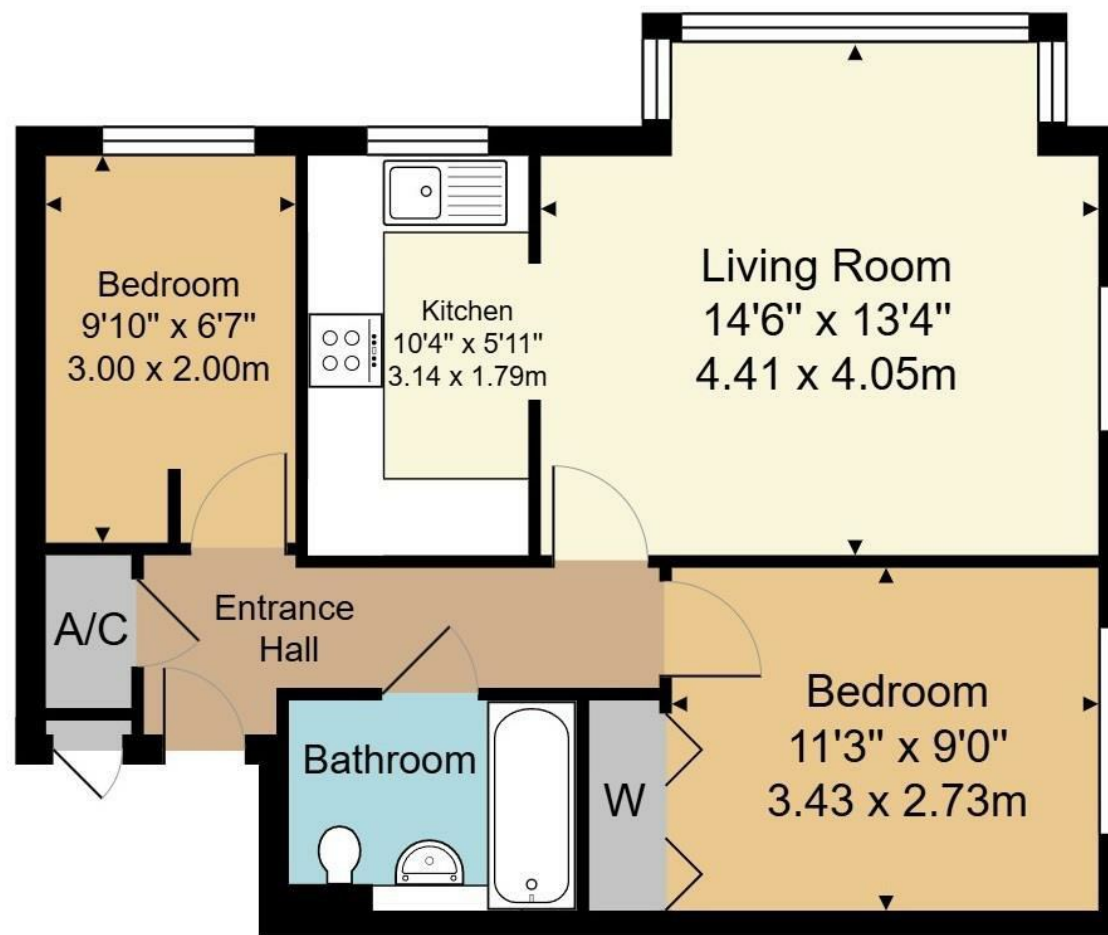
Conveniently located, this property is close to local bus routes and the mainline train station, offering excellent transport links to London and the coast. Additionally, the M20, M26, and M25 motorways are easily accessible, making it an ideal choice for those who wish to explore further afield.

With parking available for one vehicle plus visitors, this flat not only offers a comfortable living space but also the convenience of easy access to local amenities and transport options. This property is a wonderful opportunity for those seeking a peaceful retirement lifestyle in a friendly community with excellent local day-to-day shopping facilities, just a short walk away.

Agents Note:

The property has approximately 63 years remaining of a 99 year lease. The current annual service charge is £3,717.38 which covers all shared facilities.





Total Area: 539 ft² ... 50.1 m²

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.

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EPC Rating- C

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