



Ibbett Mosely

Hadlow TN11 0DQ







## The Maltings, Carpenters Lane, Hadlow, TN11

**A WELL APPPOINTED GROUND FLOOR APARTMENT IN A DESIRABLE HADLOW OAST BUILDING, PERFECT FOR FIRST TIME BUYERS, INVESTORS OR RETIREE'S**

**ASKING PRICE £195,000 SHARE OF FREEHOLD**

- Ground Floor Flat
- 1 Double Bedroom
- Allocated Parking Space
- Characterful Oast Building
- Entrance Hall with Study
- EPC - D
- Close to Amenities
- Modern Bathroom
- Council Tax Band - B

Nestled in the charming village of Hadlow, this modern ground floor flat offers a delightful living experience. The property features a recently modernised bathroom, spacious bedroom and a well appointed living space.

### DESCRIPTION

The property is entered via an exceptionally spacious entrance hall, which comfortably doubles as a useful study area and offers excellent practicality with a large utility cupboard housing a newly installed consumer unit. To the left is a separate WC, positioned alongside the recently modernised bathroom, which features a contemporary suite complemented by a stylish backlit mirror as well as an airing cupboard. The bedroom is a good size currently housing a double bed with space surrounding and storage. Completing the accommodation is an inviting living/dining room, providing a spacious open-plan feel with an attractive archway leading through to the kitchen. The kitchen has a range of built-in appliances, creating a functional and modern living space ideal for both everyday use and entertaining.

### LOCATION

Hadlow is a highly regarded Kent village set within the picturesque countryside of the Medway Valley, just a short distance from Tonbridge. Renowned for its strong sense of community, the village offers a range of local amenities including shops, cafés, a primary school and the well-known Hadlow College, all centred around a traditional village green. Surrounded by open farmland and scenic walking routes, Hadlow provides an attractive semi-rural lifestyle while remaining well connected, with Tonbridge mainline station offering fast and frequent services to London and easy access to the A21, M26 and M20 for wider road networks.

### LEASE DETAILS

The property is share of freehold, to be sold with a new 999 year lease which will be completed before the sale goes through.

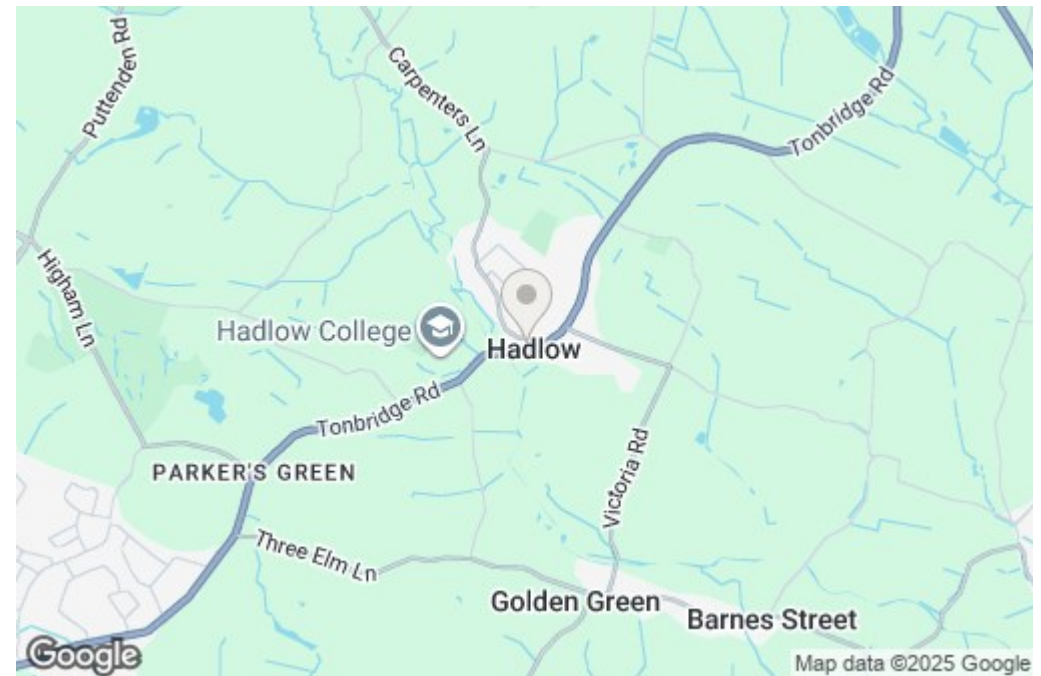
£140 per month service charge.

Peppercorn ground rent.

Residents association in place.

### DIRECTIONS

From Tonbridge High Street, proceed North onto Hadlow Road, following signs towards Hadlow. Continue along this road for approximately 3 miles, passing through open countryside and into the village of Hadlow. Upon entering the village, continue past the village green and local amenities, then take the turning onto Carpenters Lane. Follow Carpenters Lane for a short distance, where the property will be found along the lane, clearly positioned within this well-regarded residential area.

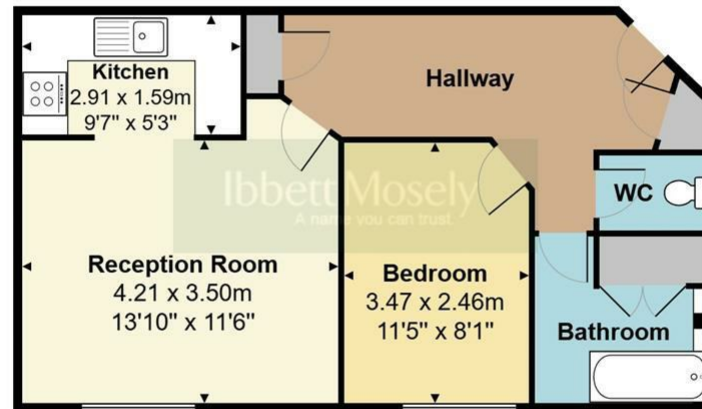






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Total Floor Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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