

Rookery Court

Marden TN12 9AZ

Auction Guide £270,000

KHP
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COUNTRY HOMES

Marden TN12 9AZ

SOLD VIA SECURE SALEONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £300,000

For Sale via Online Unconditional Auction
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This well presented home is set in a private and gated over 60's development with an onsite caretaker. The grounds are manicured with a variety of lawns, shrubs and bushes and vegetable plots for residents to enjoy. There is plenty of visitor parking available and an excellent one bedroom self contained apartment for overnight guests.

As you can see from the floor plan, there is a spacious sitting room and dining room with double doors leading out onto the private rear garden. The kitchen, complete with integrated appliances also provides access onto the garden as well. Upstairs are three bedrooms, two of which are doubles, there is a family bathroom and also an en-suite shower room to the master bedroom.

The property also benefits from a good sized garage with easy access and electric door.

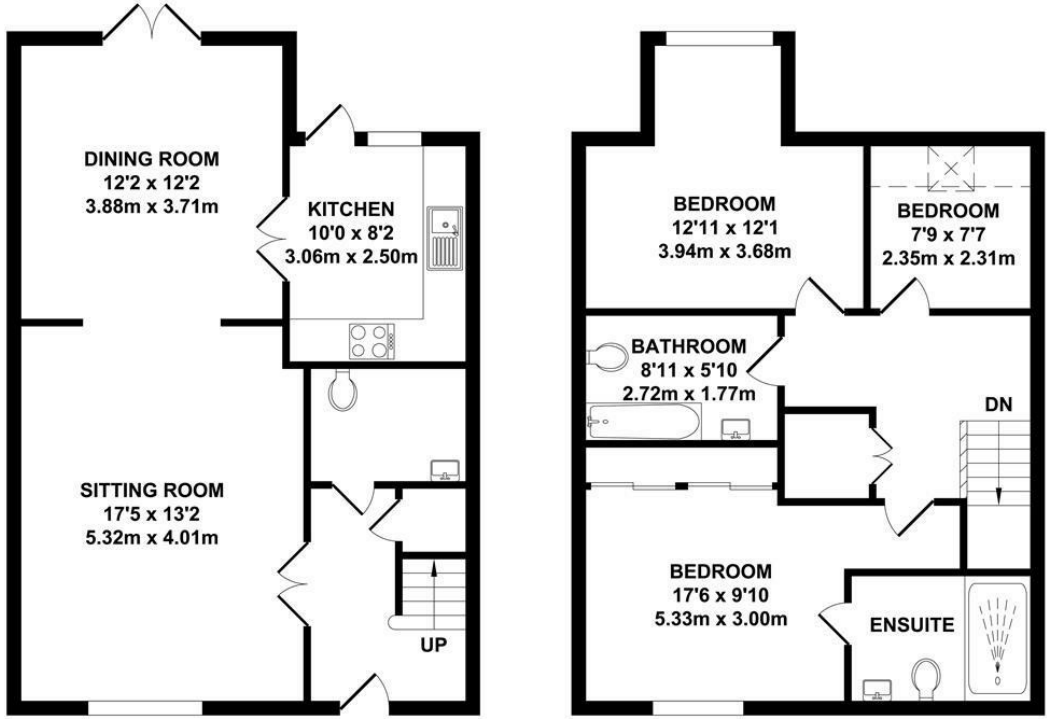
The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street.

- Immediate ‘Exchange Of Contracts’ Available
- Sold via ‘Secure Sale’
- 3 bedrooms
- Living room
- Dining room
- Kitchen
- Private garden
- Garage
- Exclusive retirement development with gated entrance
- Chain free







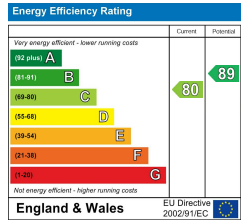


GROUND FLOOR
APPROX. FLOOR AREA
592 SQ.FT.
(54.98 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
562 SQ.FT.
(52.25 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.23 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. 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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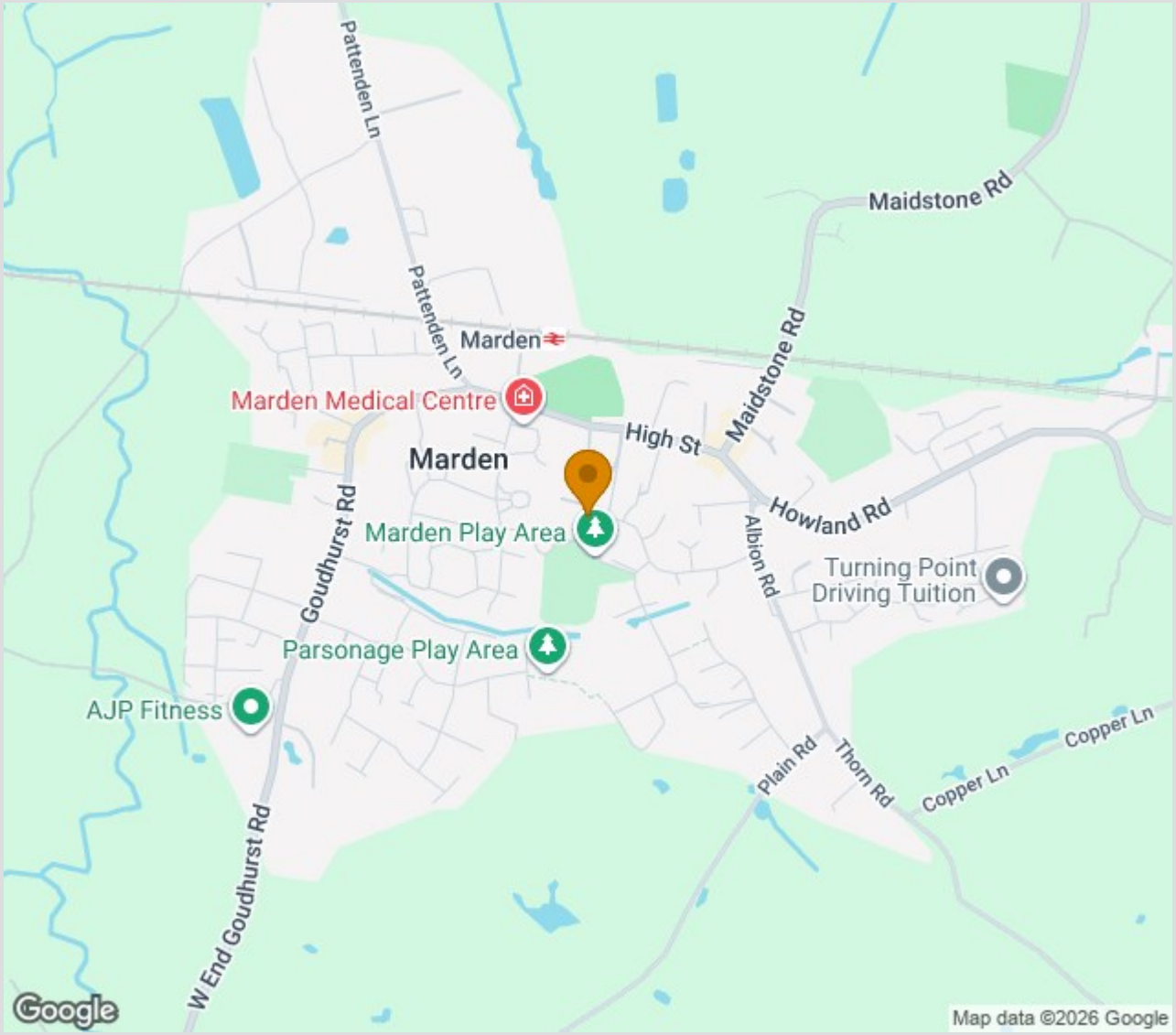
Location Map

Tenure: Freehold

Council tax band: F

Estate management £3750
Property is freehold
The garage is held on a 999 year lease which commenced on 01/01/2013

AML PW
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



The Property Ombudsman

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