Bluebell

ESTATES



Flat 5 Claremont House, 200 Tonbridge Road, Wateringbury, ME18 5NU

£215,000

## About this property.....

A beautifully appointed two bedroom apartment forming part of a Grade II listed Georgian building, set in the heart of Wateringbury village. This elegant home benefits from a lease of 153 years, a parking area at the rear, access to a garden area, and a wealth of period features.

Built in the early 19th century, the building has a rich history and was originally a school for young gentlemen before becoming a doctor's surgery and pharmacy. Sympathetically converted into apartments in the 1980s, the property retains all the grand proportions and character of the Georgian era.

This first floor apartment offers an abundance of charm with high ceilings, sash windows and a large fireplace in the main reception room. A grand communal entrance sets the tone, while the apartment enjoys its own private doorway leading into a welcoming entrance hall. This flows into a generous living-dining-kitchen area, perfectly designed for entertaining friends and family. A large double bedroom with a triple wardrobe sits at the rear of the property, with a smaller 2nd bedroom and the shower room completing the accommodation.

This is a must view to truly appreciate the wonderful light filled space this chain free property has to offer.

## Situation.....

Wateringbury, a charming village nestled between the towns of Maidstone and Tonbridge, is a close-knit community with plenty of local events, including a summer fayre and a Christmas panto, that bring residents together. The surrounding countryside is perfect for countryside walks or horse rides, and the marina at the bottom of the village offers a place to moor your own boat for those who love to cruise down the river. Local amenities include a primary school, a restaurant and bar, a public house, a convenience store, and a petrol station.
The nearby County town of Maidstone boasts a wide range of retail, entertainment, and leisure facilities, as well as several state and grammar schools. With mainline train links via Maidstone East station, you can reach London in just over an hour. Additionally, the town has excellent road access to London via junctions 5, 6, and 7 of the M20.




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## Useful Information.....

Grade II Listed Two Bedroom First Floor Apartment
Chain Free
Remainder Of A 189 Year Lease From 1990 - Approximately 153 Years Left
Ground Rent - Peppercorn if demanded
Service Charge - £1289.74 (July 25 - June 26)

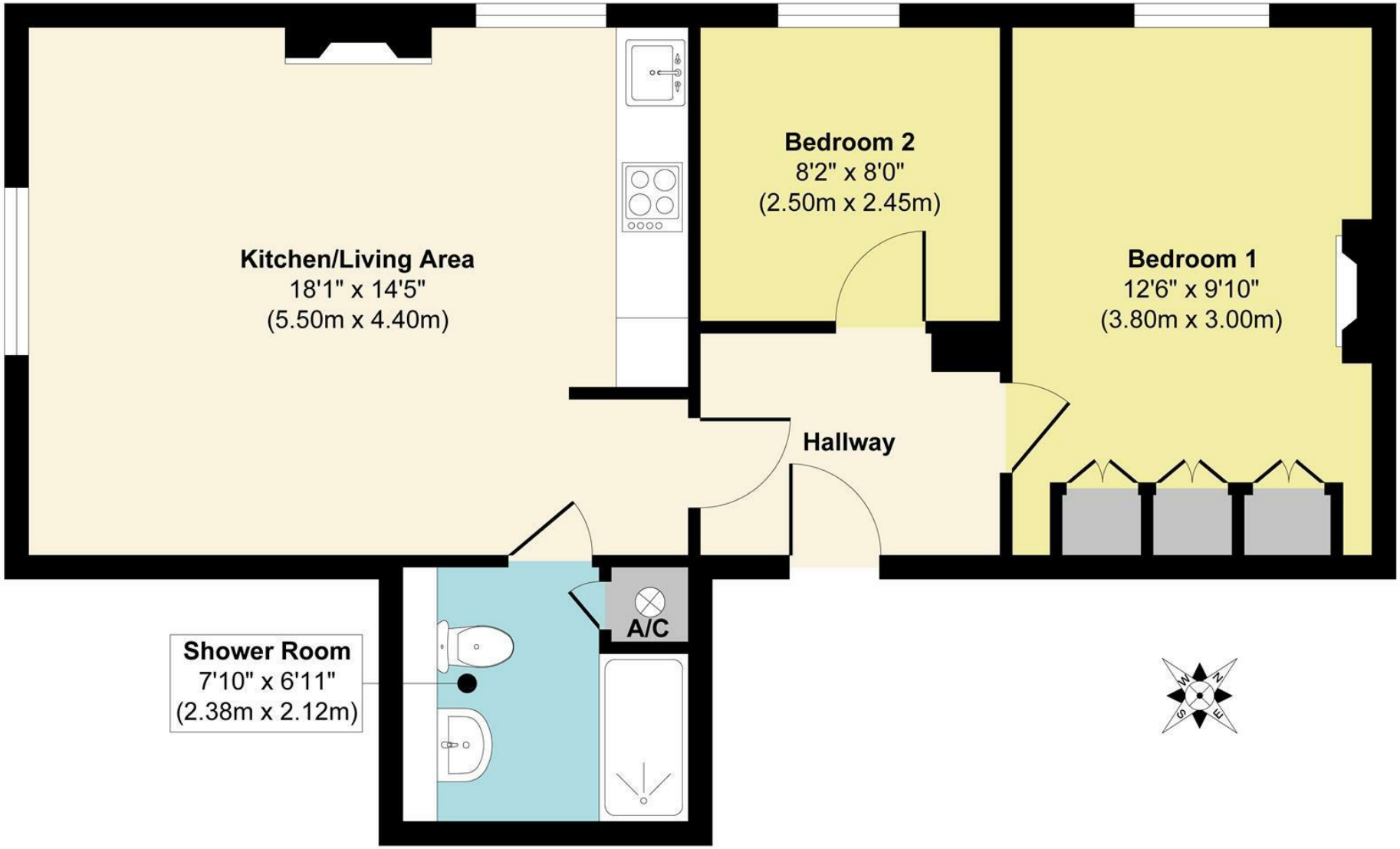








# Flat 5 Claremont House, 200 Tonbridge Road, Wateringbury, ME18 5NU




## Floor Plan

**Approx. Gross Internal Floor Area 587 sq. ft / 54.56 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property


Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

The Property Ombudsman

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