



# 125

— YEARS OF —

**Lambert  
& Foster**



# Lambert & Foster



## THE MALTINGS

HADLOW

*An opportunity to purchase this light and airy one double bedroom for over 55's situated within a popular residential area in the heart of the village of Hadlow. The apartment is located on the second floor of this impressive grade II listed Oast conversion. The property is presented in good order having recently been redecorated and carpeted in the hall and living room, all windows have been upgraded to double glazed units. The kitchen offers plenty of counter and cupboard space as well as an integrated oven and hob. The kitchen also provides a wonderful view of the magnificent Hadlow Tower. Offered to the market with NO FORWARD CHAIN.*

Guide Price £130,000

LEASEHOLD WITH SHARE OF THE FREEHOLD







## 29 THE MALTINGS

CARPENTERS LANE | HADLOW | TONBRIDGE | TN11 0DQ

- An opportunity to purchase this well presented one bedroom apartment for over 55's
- The second floor is accessed either by stairs or the lift
- Benefiting from a private parking space
- Within walking distance to all High Street amenities
- Access to the shared courtyard and garden
- Fabulous view of the Hadlow Tower and NO FORWARD CHAIN

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Leasehold with share of the freehold, 994 years remaining.

### SERVICES & UTILITIES:

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Electric storage heaters (economy 7).

**BROADBAND:** Available as Standard and Superfast broadband.

**MOBILE COVERAGE:** Three likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Tonbridge and Malling.

**COUNCIL TAX:** Band B. **EPC:** C (79).

**COVENANTS:** Covenants Relate to this property; you must be over the age of 55 to live in 29 The Maltings.

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None  
(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**SERVICE CHARGE:** £1680 pa.

**PHYSICAL CHARACTERISTICS:** Brick construction under a slate roof.





**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

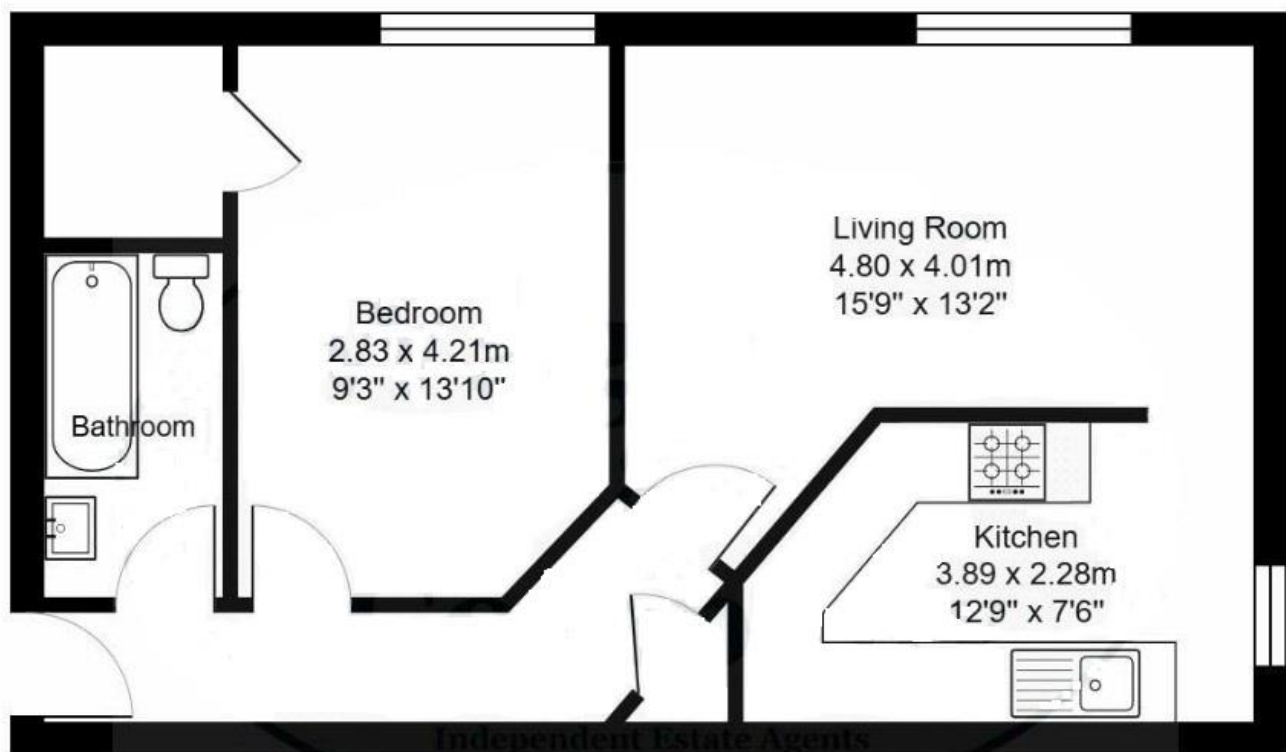
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



SECOND FLOOR

Total Area: 46.3 m<sup>2</sup> ... 499 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

### OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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