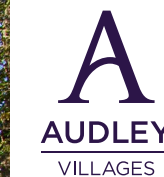


25 WILLICOMBE PARK

Guide Price £420,000
(other fees apply)



It can only be Audley.



This charming two-bedroom cottage enjoys a prime location opposite the village pagoda and just a short stroll from the main house with a range of facilities. Parking is conveniently close by, and the cottage features a private rear garden terrace that opens onto peaceful woodland.

Both double bedrooms feature built in wardrobes; the main bedroom has an ensuite with a bath and a separate guest shower room is conveniently located off the hallway.

Key Features

- Prime location a short walk from the main house
- Gas central heating and double glazing
- Two double bedrooms with wardrobes
- Fitted kitchen with integrated dishwasher, oven, hob, microwave oven, and a washing machine.
- Downstairs shower/water closet
- L' Shaped lounge-dining room.
- Vacant possession.

Fees

Monthly management fee £1055.45

Annual ground rent £200

Parking: No parking fees apply

Council Tax Band: D

Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1.5% per year of the final achieved sale price, or the open market value, whichever is greater, in year 1 followed by 0.5% per subsequent years up to a maximum of 5%.

Viewing by appointment with the sales office.

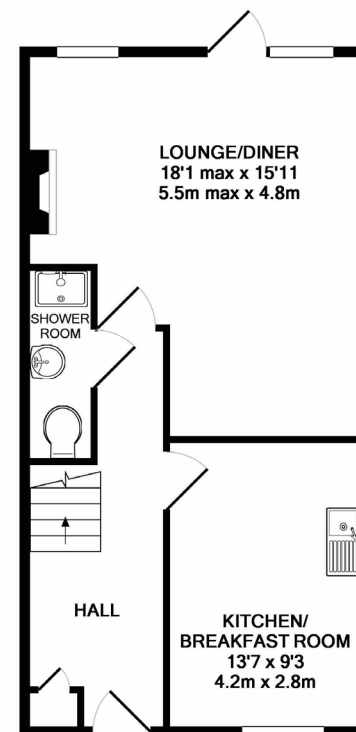
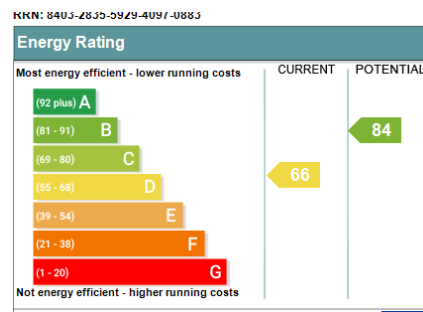
01892 457 002 willicombesales@audleyvillages.co.uk



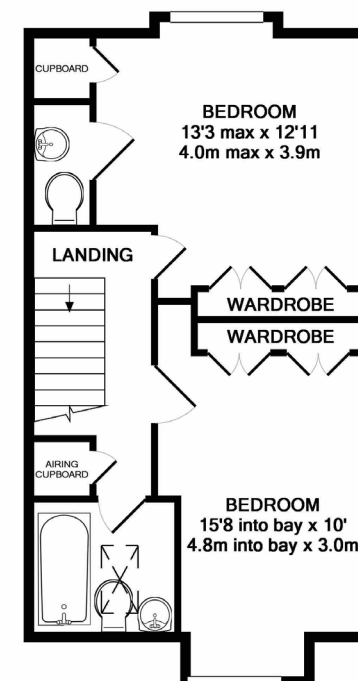
| Internal Measurements | Metric (m) | Imperial (ft) |
|---------------------------|------------|---------------|
| Living room / Dining room | 5.5 x 4.8 | 18'1"x15'1" |
| xKitchen | 4.2 x 2.8 | 13'7"x9'3" |
| Main Bedroom | 4.0 x 3.9 | 24'2" |
| Bedroom two | 4.8 x 3.0 | 15'8"x10' |

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.



GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

25 WILLICOMBE PARK, TUNBRIDGE WELLS TN2 3US
TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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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