



## Rookery Court

Marden TN12 9AZ

Guide Price £369,950



COUNTRY HOMES



## Marden TN12 9AZ

EXECUTIVE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SET IN A PURPOSE BUILT OVER 60'S LUXURY GATED DEVELOPMENT. NO ONWARD CHAIN OWN GARDEN & GARAGE !!!!!

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 is available if required for over night guests.

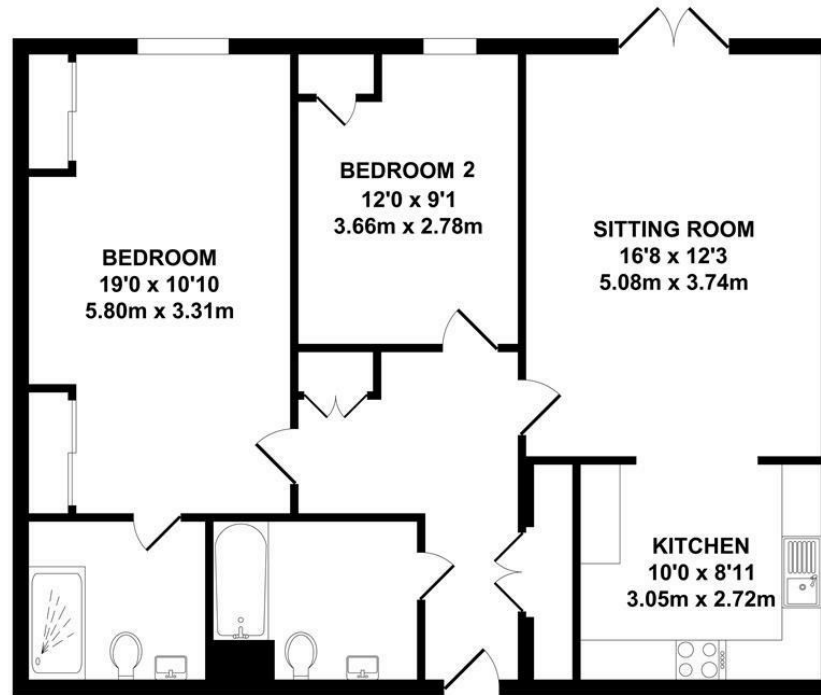
Once inside this stunning ground floor apartment you will find a spacious accommodation including entrance hall leading into the sitting room with French doors opening onto the private courtyard garden. There is a fitted kitchen with integrated appliances and two double bedrooms benefiting from fitted wardrobes and the master with ensuite. Bedroom two is generously proportioned which is served by the separate well presented bathroom.

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

The village itself is just a short walk away with an array of shops including chemist, bakers, doctors, dentist and 2 pubs. Should you wish to travel further, you also have the mainline station to London.

- Executive retirement development
- Gated entrance
- Ground floor apartment
- Two double bedrooms
- Modern kitchen with appliances
- Bathroom & ensuite
- Own garden
- Garage
- Access to guest suite for visitors
- Chain free





APPROX. FLOOR AREA  
853 SQ.FT.  
(79.23 SQ.M.)

**TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.23 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B	83	83
69-80	C		
55-68	D		
45-54	E		
35-44	F		
21-34	G		
1-20			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





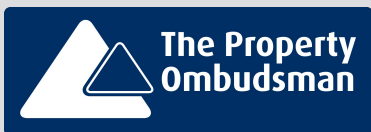
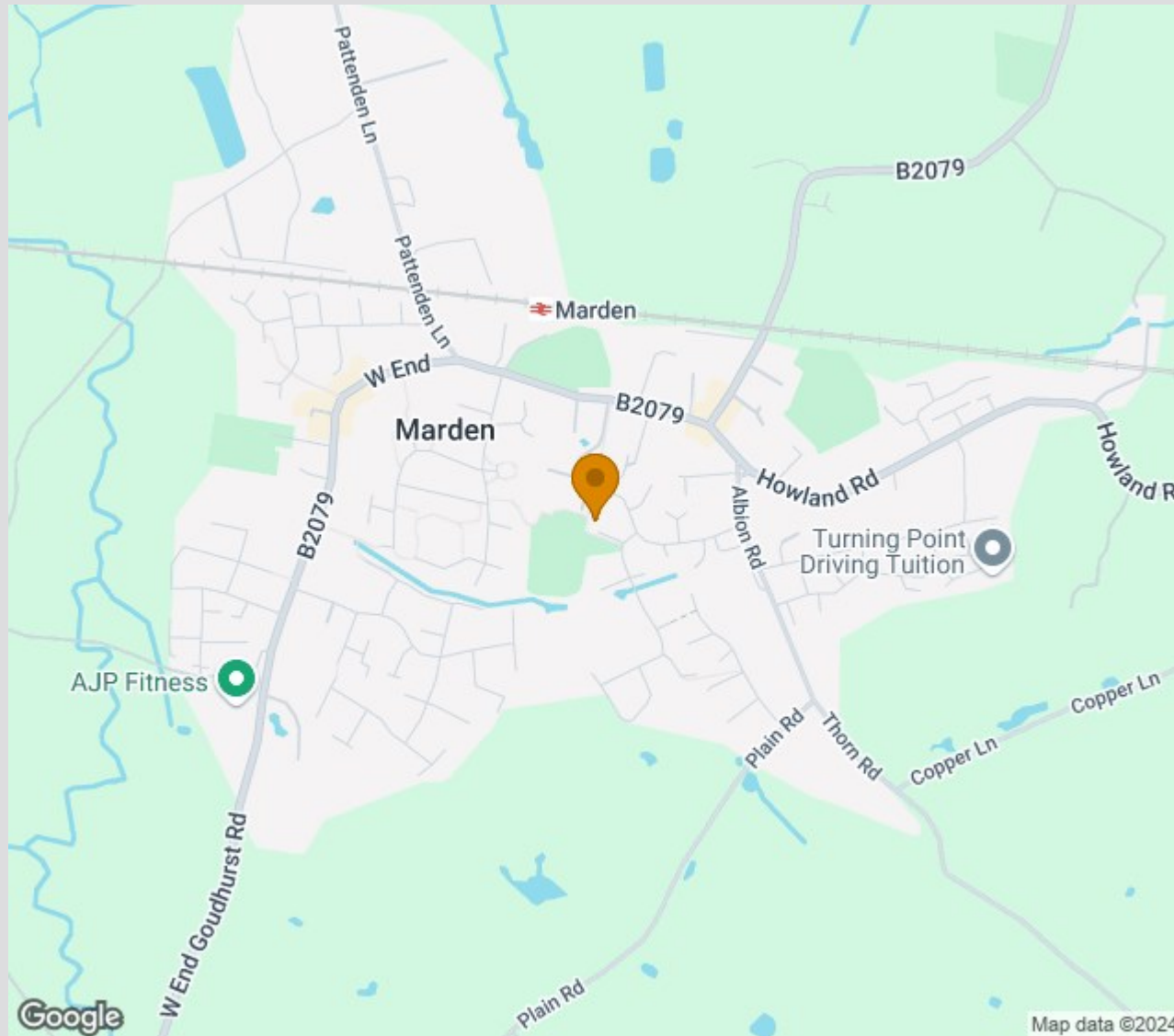




## Location Map

Tenure: Share of Freehold

Council tax band: D



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