



**Waverley Place**  
Paddock Wood TN12 6YA  
Guide Price £180,000



COUNTRY HOMES

## Paddock Wood TN12 6YA

One bedroom, first floor apartment with allocated parking space located close to Paddock Wood train station.

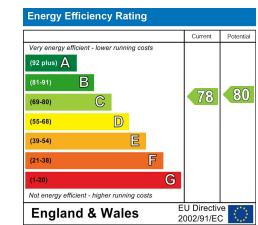
KHP Country Homes are pleased to present this one bedroom first floor apartment in a popular location within Paddock Wood. Accommodation comprises kitchen, bathroom, one double bedroom and generous size living room. The property offers communal gardens to the rear and an off-road parking space.

Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there is a mainline station to London Charing Cross, Waterloo East & London Bridge. Paddock Wood also offers both Primary and Secondary schools. The larger towns of Tonbridge and Tunbridge Wells offer further shopping and leisure facilities.

Early viewing is highly recommended.

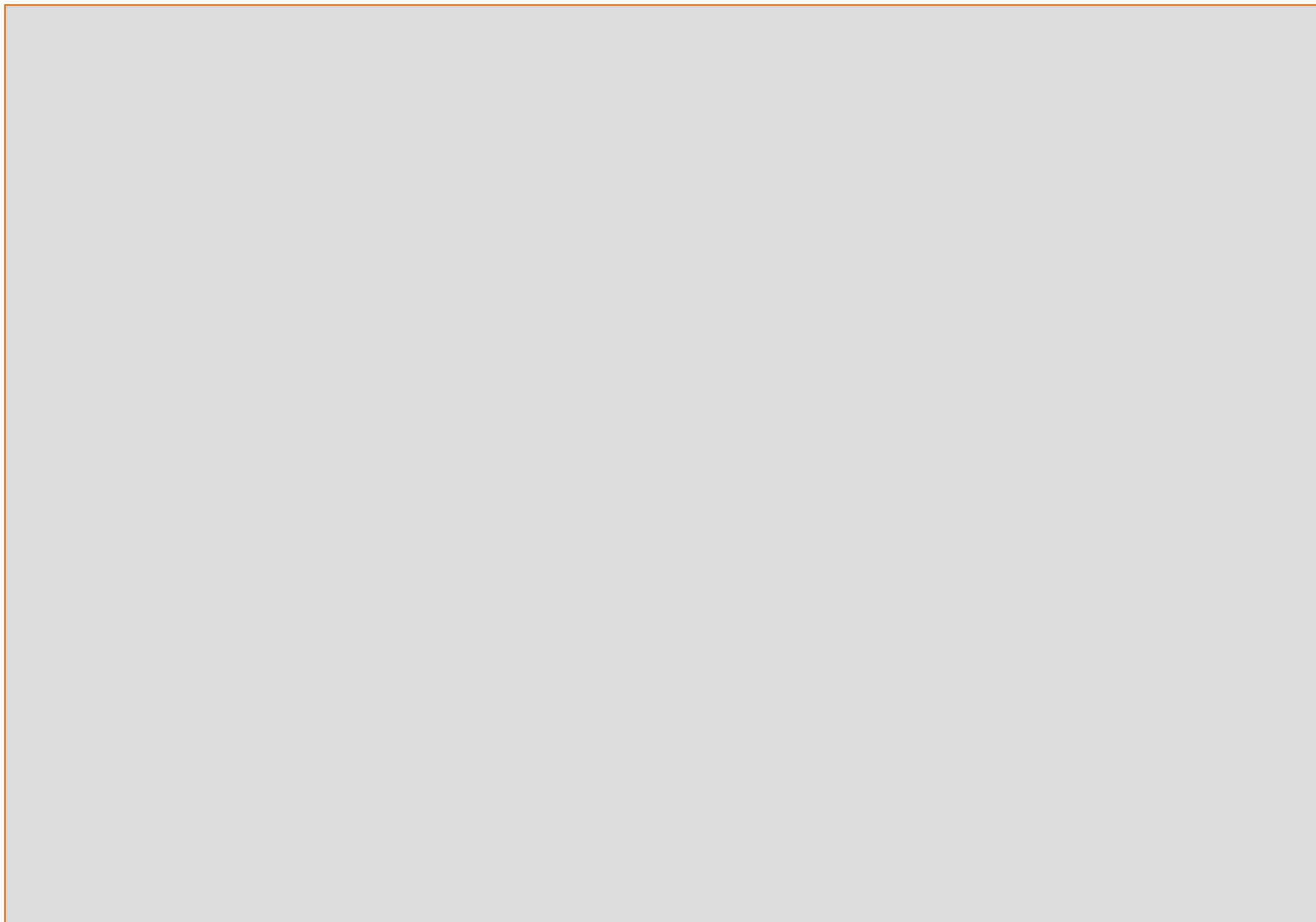
- One bed apartment
- Bathroom
- Kitchen
- Generous size living room
- Parking space
- Convenient location
- Local amenities close by
- Paddock Wood Mainline Station within walking distance
- Council tax band - C
- CHAIN FREE



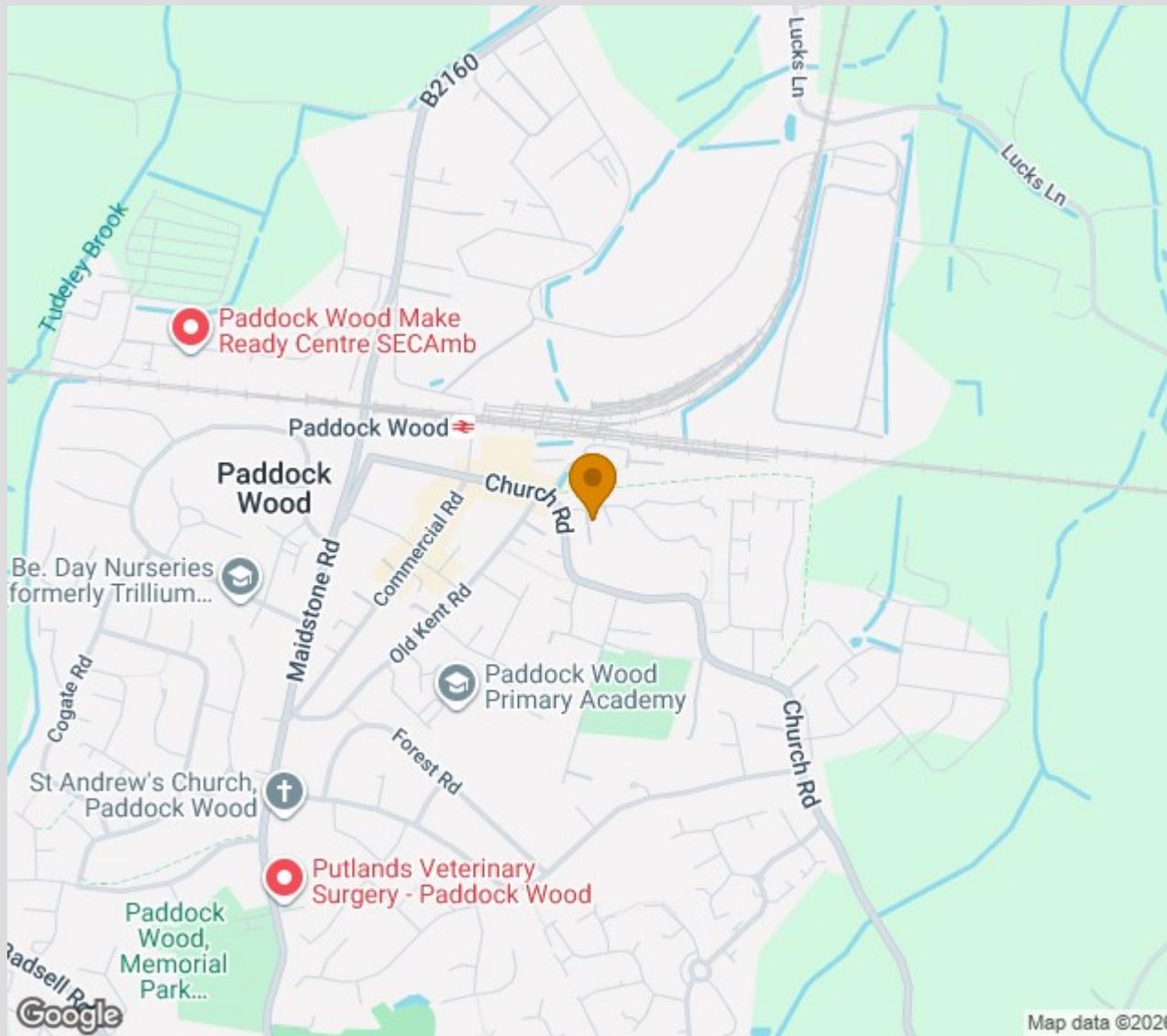


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## Location Map



Tenure: Leasehold

Council tax band: C

Charges PW  
Service charge £2217.05  
Review period - annually  
Ground rent £201.00  
Lease length - 96 years remaining

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.



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