



12 Roman Court

Fairfield Road, Borough Green, Sevenoaks, Kent, TN15 8NY

Price: £220,000 - Leasehold

Kings

A ground floor apartment for the over 55s with dual aspect sitting/dining room, two bedrooms, kitchen, wet room, communal lounge and gardens, residents parking, in-house warden and NO ONWARD CHAIN; conveniently located in the heart of the village of Borough Green with its variety of shops, restaurants, take-aways, doctors, dentists, Reynolds Retreat country club and mainline train station.

Summary

- Ground Floor Apartment
- For Over 55s with Warden
- Conveniently Located In Heart Of Village
- Sitting/Dining Room, Kitchen
- Two Bedrooms, Wet Room
- Double Glazing & Electric Heating
- Communal Lounge, Gardens & Parking
- NO ONWARD CHAIN

Description

The well-presented accommodation comprises: entrance hall with built-in airing cupboard housing the hot-water tank; dual-aspect sitting/dining room with bay window, kitchen fitted with a range of wall and base units, laminate worktops, sink, electric hob with extractor hood above, built-in oven, spaces for fridge/freezer, and space and plumbing for washing machine; bedroom one with fitted wardrobe; bedroom two; wet room with walk-in shower, WC and vanity wash-basin.

The property also benefits from: double glazing, electric heating, warden, Careline emergency alarm service, social activities in the large communal lounge, communal gardens and communal parking. There is also a guest suite which can be rented on a nightly charge.



Agents Note

We have been informed the property is leasehold with a 99 year lease from 25 March 1989, with a peppercorn ground rent and an annual service charge of £3,180.81 for the year ended 31/03/2023 paid in 4 installments and reviewed annually around April each year. The council tax is band C.

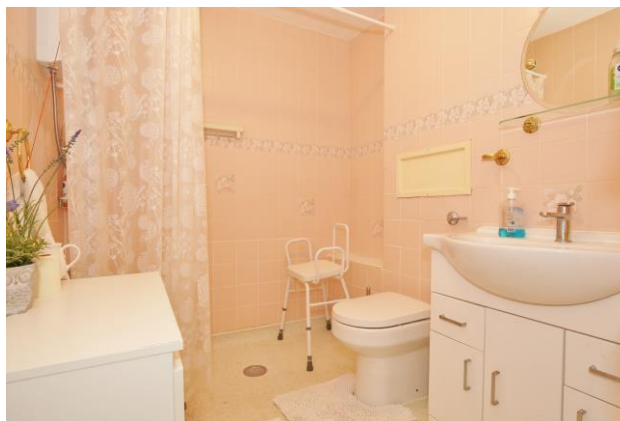
Location

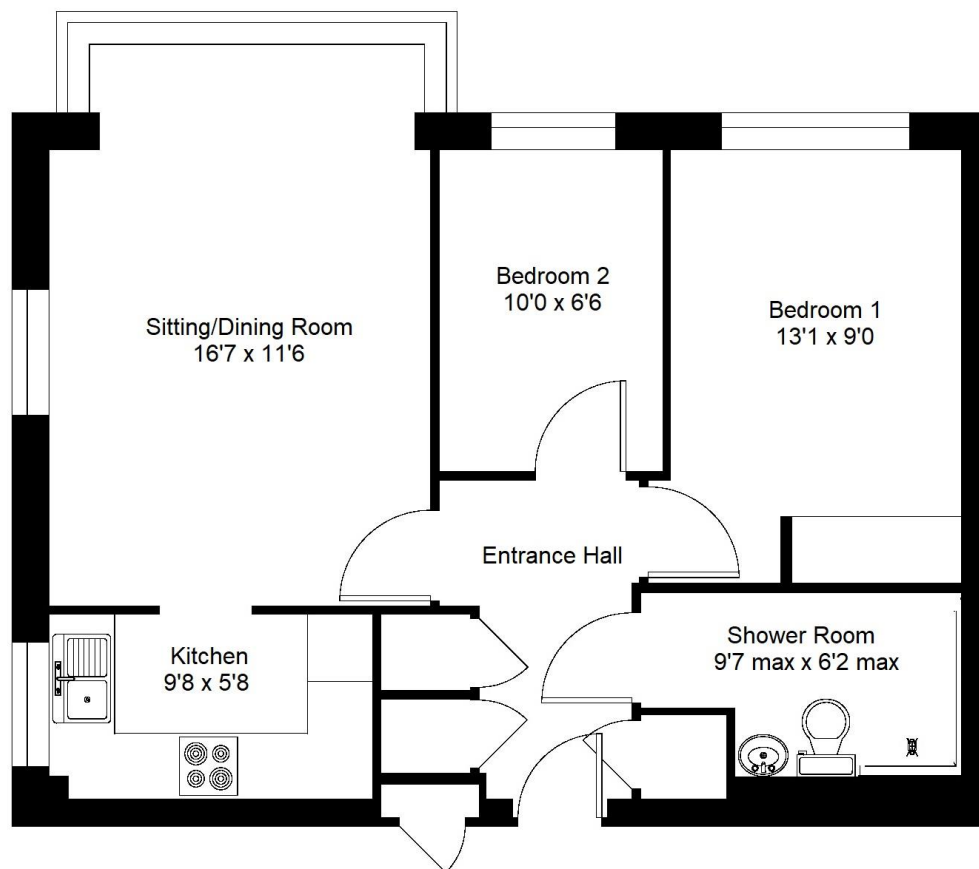
Roman Court is conveniently located in the heart of the village of Borough Green and has a gated pedestrian access providing a shortcut to the high street, bus stop and train station.

Borough Green benefits from a variety of shops, restaurants, take-aways, pub, bar, churches, doctors, dentists, Reynolds Retreat country club, restaurant and spa; and mainline train station (with services to London Maidstone and Ashford International).

Sevenoaks town centre, with its comprehensive shopping and leisure facilities and main line station (with fast services to London), is approximately 7 miles away.

Access to the M20 and M26 can both be found within approximately 2.2 miles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Kings gives notice that: 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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