



A well presented two double bedroom first floor flat with parking for two cars, forming part of the highly desirable Lakeside Place Development in Riverhead. The property is within easy reach of a wealth of doorstep amenities which include the onsite Tesco superstore and petrol station delightful walks around the boating lake and all of the village and The Bullfinch pub / restaurant. In addition, a wider array of all shopping, social and leisure facilities are available in the neighbouring town of Sevenoaks, including the mainline station with its fast and frequent links to London in less than thirty minutes. The well planned accommodation currently comprises a welcoming entrance hall, through sitting / dining room, kitchen, two double bedrooms and the bathroom. Further benefits include two allocated parking spaces to the rear of the building. Available with NO ONWARD CHAIN your internal viewing comes highly recommended in order to fully appreciate all this superb flat has to offer.

56 Longmeadow

Riverhead, Kent, TN13 2QY Leasehold

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Guide Price £275,000

ENTRANCE HALL

Entrance door, wall mounted electric heater, door entryphone system, fitted carpet, door to useful hall storage closet and door to airing cupboard with further space for general storage. Doors off to all rooms.

SITTING / DINING ROOM

Double glazed window to front, slimline wall mounted electric heater, fitted carpet, points for TV / Sat / FM and telephone, electric fireplace set in marbled surround with hearth as the focal point for the room. Door providing access to the kitchen.

KITCHEN

Double glazed window to side, wood effect vinyl flooring and localised wall tiling in an attractive brick bond pattern. Modernised kitchen by Howdens comprises a series of matching wall and base units for storage with contrast colours work surfaces incorporating a stainless steel sink unit and drainer. Integrated oven with four ring electric hob and extractor hood over, space for tall fridge freezer and plumbing for washing machine.

BEDROOM ONE

Double bedroom with double glazed window to front, slimline wall mounted electric heater and fitted carpet.

BEDROOM TWO

Double bedroom with double glazed window to front, slimline wall mounted electric heater and fitted carpet.

BATHROOM

Refurbished bathroom has vinyl flooring, predominantly tiled walls, white suite comprising panel bath with wall mounted shower unit and screen, close coupled WC and wash basin set in vanity surround with integrated storage cupboards beneath.

PARKING

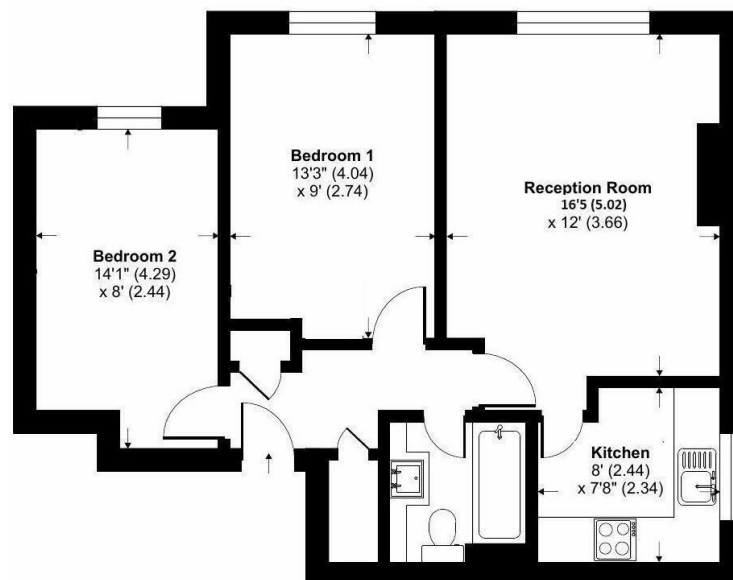
There are two allocated parking spaces in the rear parking courtyard

ADDITIONAL INFORMATION

Property is Leasehold - We understand there is approximately 98 years remaining of the original 125 year lease.

The service charge and ground rent are circa £1,100-£1,250 per annum (tbc)

Council Tax Band B - £1,747.72 (2024/25)



FIRST FLOOR

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale

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