



Waverley Place, The Ridings, Paddock Wood, Tonbridge, Kent, TN12 6YA

Guide Price £240,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this two-bedroom ground floor maisonette situated within a popular development in the centre of Paddock Wood. The property comprises entrance hallway, kitchen, living room with patio doors opening up onto the communal garden, family bathroom and two bedrooms. The property is situated within close proximity to Paddock Wood high street with a range of local amenities, Waitrose supermarket and mainline station. All viewers should be advised that the property currently has a tenant in situ who is paying £950pcm and is on a rolling contract, making it ideal for investors. Anyone looking to purchase this property to live in would need to contact Bracketts estate agents for further details and information.

Ground Floor Maisonette

Two Bedrooms

Kitchen

Living Room / Dining Room

Bathroom

Doors Onto Communal Garden

Central Paddock Wood Location

Close Proximity To HS & MLS

Currently Tenanted

No Onward Chain





**LOCATION: Paddock Wood**

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar.

Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone. The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area.

Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

**ADDITIONAL INFORMATION:**

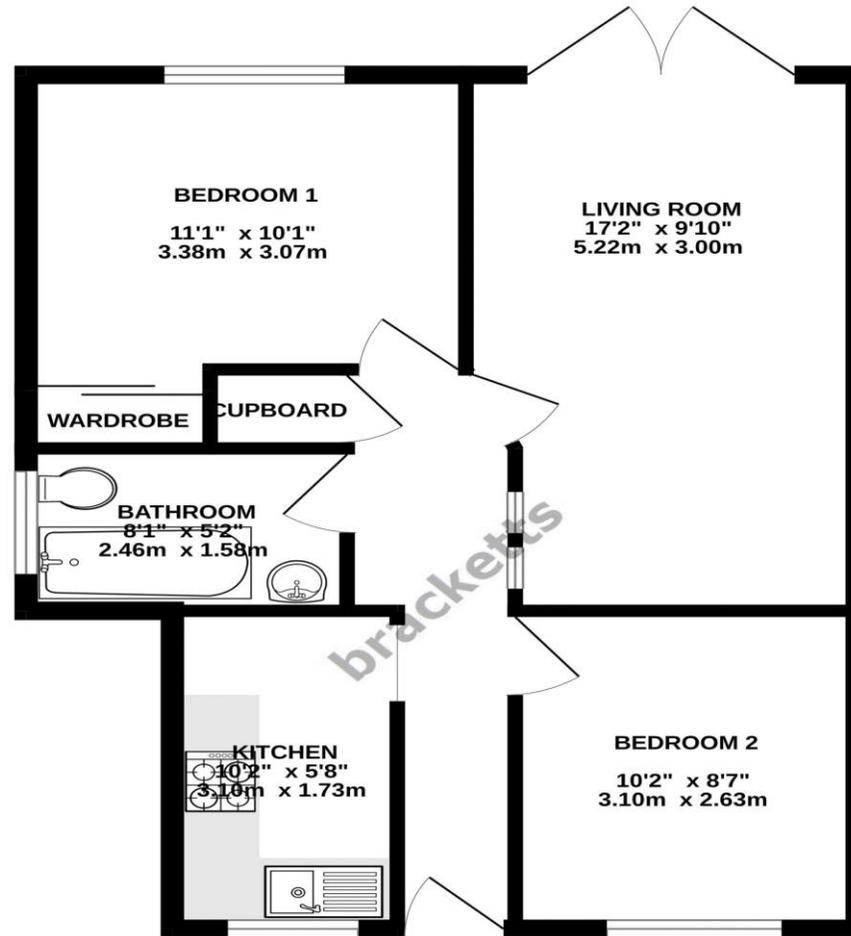
Council Tax Band C  
 Double Glazed Windows

Lease Hold Information:  
 125 year lease commenced 01/01/1994  
 Maintenance Charges:  
 Ground rent £113pa  
 Service / maintenance £1610pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



WAVERLEY PLACE, THE RIDINGS, PADDOCK WOOD

TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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