



# Lambert & Foster



## NEWBRIDGE PARK

MAIDSTONE ROAD | PADDOCK WOOD

*An opportunity to purchase a well presented two bedroom Omar country style park home benefitting from a kitchen, sitting room, dining room, utility room, WC and en-suite shower room all with high quality fixtures and fittings. Situated on a popular park estate on the outskirts of Paddock Wood walking distance of local garden centre and café and a short distance to local amenities and only a short drive to major transport links. With designated parking on both sides for multiple cars with the benefit of external lighting.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £225,000**



## 21 NEWBRIDGE PARK

MAIDSTONE ROAD | PADDOCK WOOD | TN12 6QS

- A well presented two bedroom country style Omar park home
- Kitchen, sitting room, dining room and utility room with high quality fixtures and fittings
- Situated on a popular park estate on the outskirts of Paddock Wood
- Walking distance of local garden centre and cafe
- A short distance to local amenities and only a short drive to major transport links
- Designated parking both sides for multiple cars and offered with NO FORWARD CHAIN

**GENERAL: Construction Type:** Steel frame on a concrete base. **Services & Utilities:** LPG gas central heating with mains water and electric supply and mains drainage services connected but not tested. **Broadband Connection:** Yes, standard and superfast available **Mobile Coverage:** EE available. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band B **EPC:** N/A. **Pitch fees:** Approximately £216.67 per calendar month.

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Low risk. **Surface water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area.. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Agents note:** Cash buyers only and park rules apply.

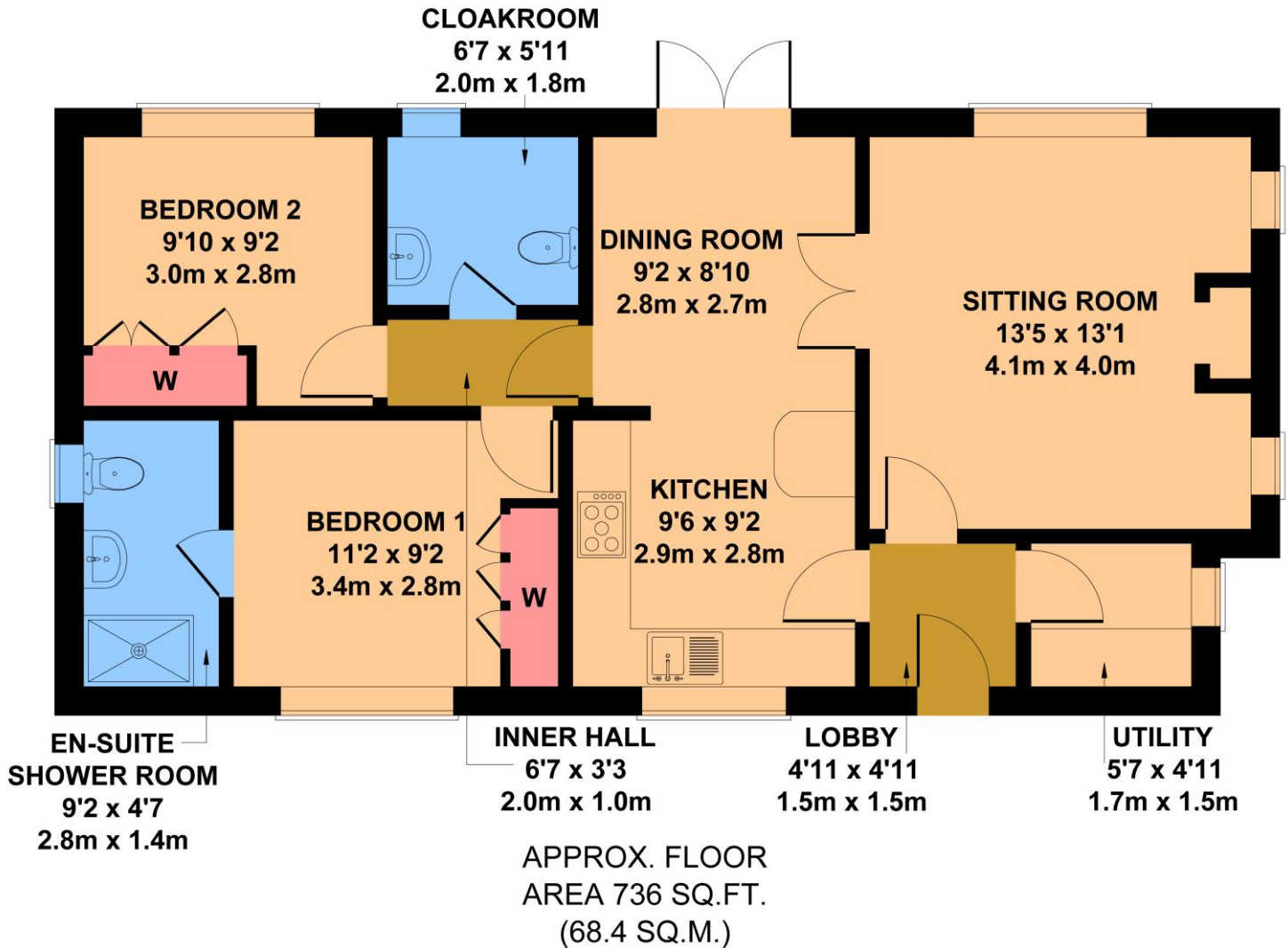
**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call:  
**Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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