

Guide Price
£230,000
Freehold



Flat Above, Royal Oak House, High Street, Staplehurst, Kent,



- **3 bedroom first floor apartment**
- **Private parking**
- **Feature fireplaces**
- **Walking distance of amenities**

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Flat Above, Royal Oak House, High Street, Staplehurst, Kent, TN12 0AH

Looking for your first home, or maybe an investment? Then this three bedroom apartment in the village of Staplehurst could be perfect for you!

Follow the lane from the High Street up to the front door, step through and prepare to be completely surprised... hidden from view is the entrance and stairway leading into the bright and airy hallway with its high ceiling, which gives a feeling of grandeur.

The apartment is cosy and welcoming. Imagine returning home to this fantastic, modern, luxury kitchen with all mod cons, just calling out to be put to use. It's nice and bright, and open plan to the family area, perfect for you to curl up on the sofa after kicking off

your shoes to bask in the glow of the setting sun.

Wake in the morning in one of the three double bedrooms, to sunlight streaming in from outside, curtains gently billowing in the breeze.

The real piece de resistance is the private secluded garden, tucked away and perfect to enjoy on a balmy evening, sitting back with a drink and a book, or perhaps with the bbq sizzling and the sound of laughter ringing around as you entertain friends. That's still not all, as you even have parking for your car.

Please refer to the footnote regarding the services and appliances.

What the owner says...



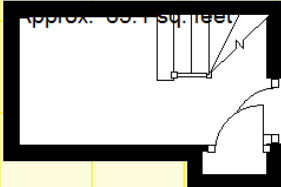
This apartment will be perfect as a first home.

There's room for a dining table as well as sofas in the family area, so plenty of layout options, but for anyone who only needs two bedrooms, one of the bedrooms could easily be used as a lounge.

The fact you are set right in the heart of the village and a stone's throw from the shops and local pub are a bonus. No running out of essentials here, and more importantly for commuters, the station with its services to London is within walking distance.

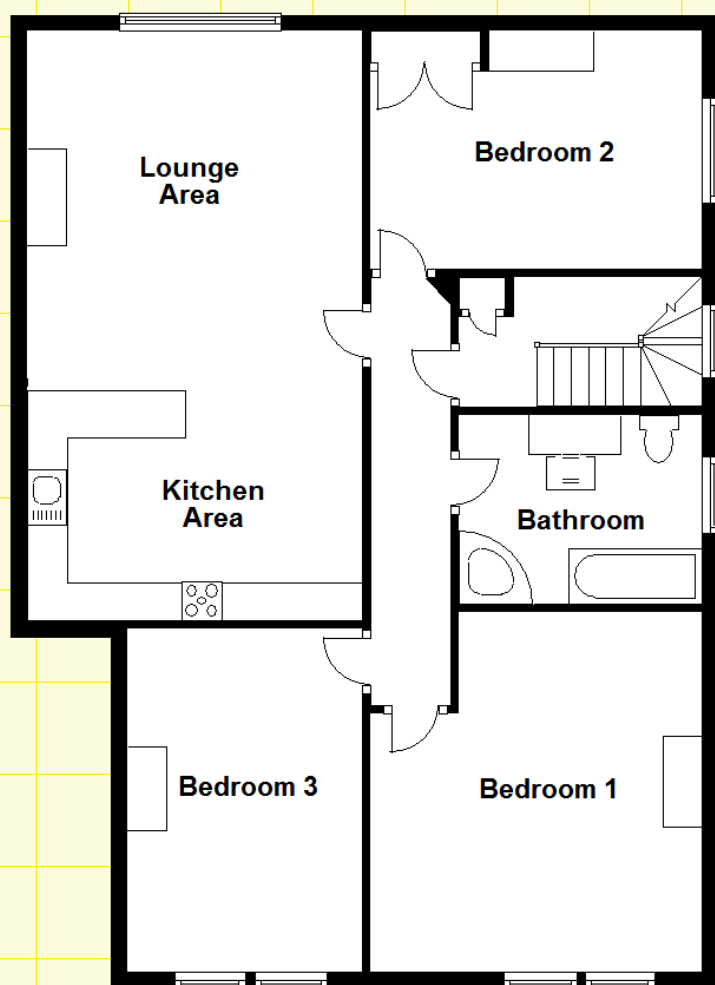
Accommodation

Ground Floor



First Floor

Approx. 1009.9 sq. feet



GROUND FLOOR

Entrance Hall

FIRST FLOOR

Hallway

Kitchen Area

13'9" x 9'4" (4.19m x 2.85m)

Family Area

15'1" x 13'9" (4.60m x 4.19m)

Bedroom 1

14'2" (4.32m) x 13'8" (4.17m)
narrowing to 9'9" (2.97m)

Bedroom 2

14'0" x 9'8" (4.27m x 2.95m)

Bedroom 3

13'7" x 9'10" (4.14m x 3.00m)

Bathroom

9'8" x 7'9" (2.95m x 2.36m)

OUTSIDE

Courtyard Garden

Off Road Parking





Want to know more?

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
<http://list.english-heritage.org.uk>

What's next?

If you would like to view or make an offer please contact Ward & Partners, Staplehurst on 01580 893322 and speak to us.

Directions:

From our office in the High Street, Staplehurst, head southwards and the property will be found on the left hand side as indicated by our For Sale sign.

STAPLEHURST

01580 893322

staplehurst.sales@wardandpartners.co.uk

31 High Street, Staplehurst, Tonbridge, Kent, TN12 0AD

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Zoopa.co.uk



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.