



Legg & Co
SALES AND LETTINGS

**Park Farm | Tudeley
Tonbridge | TN11**

RURAL SETTING | CONVERTED APPLE STORE | FULL OF CHARACTER | BEAUTIFUL VIEWS | EASY ACCESS TO LOCAL AMMENITIES |

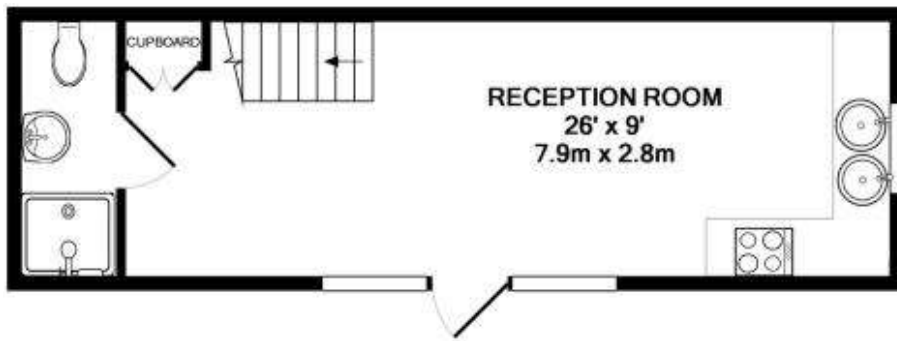
NO FORWARD CHAIN!

Guide Price £240,000 - £250,000 | Freehold

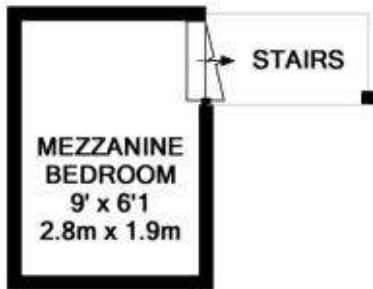
Legg & Co are delighted to offer this charming converted apple store for sale tucked away in a beautiful rural setting within farmland in Tudeley. This is a unique opportunity for first time buyers or investors looking for long or short term rental opportunity. The character runs throughout the property comprising, double doors to living room with vaulted ceiling and exposed beams, fitted in keeping modern kitchen, modern shower room and ship ladder style stairs to mezzanine bedroom. Outside there is space for a small table and chairs, an allocated parking space at the rear and beautiful farmland views which surround this small development. The property is offered for sale with no forward chain and the potential to keep the current tenant in place. The property is grade II listed on a freehold basis with an annual service charge of approximately £550. We strongly advise booking to view!!







GROUND FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 75 SQ.FT.
(6.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 342 SQ.FT. (31.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Legg & Co

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.