



5 ALLINGTON HOUSE, TARRAGON ROAD, BARMING,
KENT, ME16 0UF

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 **Hillier**
Reynolds

£198,000

LEASEHOLD

A well-presented and modern 2 bedroom first floor apartment.

En-suite to Master Bedroom plus a further Bathroom.

Allocated parking for one car to rear.





This well-presented 2 bedroom first floor apartment is found in a popular and convenient location in Barming. The block was built in 2006 and was designed with a Georgian look in keeping with the original Georgian buildings found in the area.

A communal entrance door with security intercom system takes you into the communal Hallway. There is a further door that leads to the rear where the allocated parking space can be found.

Once inside the home there is an entrance Hallway with space to hang coats and store shoes. The main Living Room has 2 full length sash windows with Juliet Balcony's allowing plenty of light to flood into the room. The room is open plan but large enough for a Dining area and Lounge area to be configured. The Kitchen has been well-looked after so still has its modern feel, there is plenty of work top space and cupboard's whilst still leaving space under for most modern day appliances.

A huge benefit of this home is the Master bedroom having an en-suite Shower room. If have guests stay over in the sizeable 2nd Bedroom they can have use of their own separate Bathroom.

Outside there is an allocated parking space for 1 car although other parking areas that are non-allocated can be found in the area.

The home is found in a convenient position within Barming not far from the Maidstone hospital. For your daily essentials there are local convenience stores, pharmacy and pubs all within a short walk away. For more comprehensive amenities Maidstone town centre is approximately 1.5 miles away. For commuting Barming has its own train station and is a little over a mile away making it an easy walk for most.

So if looking for your first home and wanting a great location and home with not much to do apart from decorate to suit then this should be featuring on your viewing list.

FIRST FLOOR



ACCOMODATION

Communal Entrance Door to:

Communal Hallway

Entrance Door To:

Hallway

Living Area & Kitchen

19'3" (5.87m) x 14'7" (4.45m) reducing to 11'4" (3.45m)

Bedroom 1

13'4" (4.06m) x 12'3" (3.73m)

En-suite

6'8" (2.03m) x 4'6" (1.37m)

Bedroom 2

11'3" (3.43m) x 9'2" (2.79m)

Bathroom

6'8" (2.03m) x 5'7"

Outside

Allocated Parking for 1 car.



Route to View

Leave Maidstone heading towards Barming on the A26 Tonbridge Road. After passing a Sainsbury's local turn right at the crossroads into Fountain Lane heading towards Maidstone Hospital. Go over the first set of traffic lights into Hermitage Lane and at the next set of lights turn right. At the roundabout take the last exit into Taragon Road and Allington House can be found on the right hand side. Turn right immediately after the shops and then left behind the development and the parking space is on the left.

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 purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

For more information or to arrange an appointment to view, please contact us on:

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