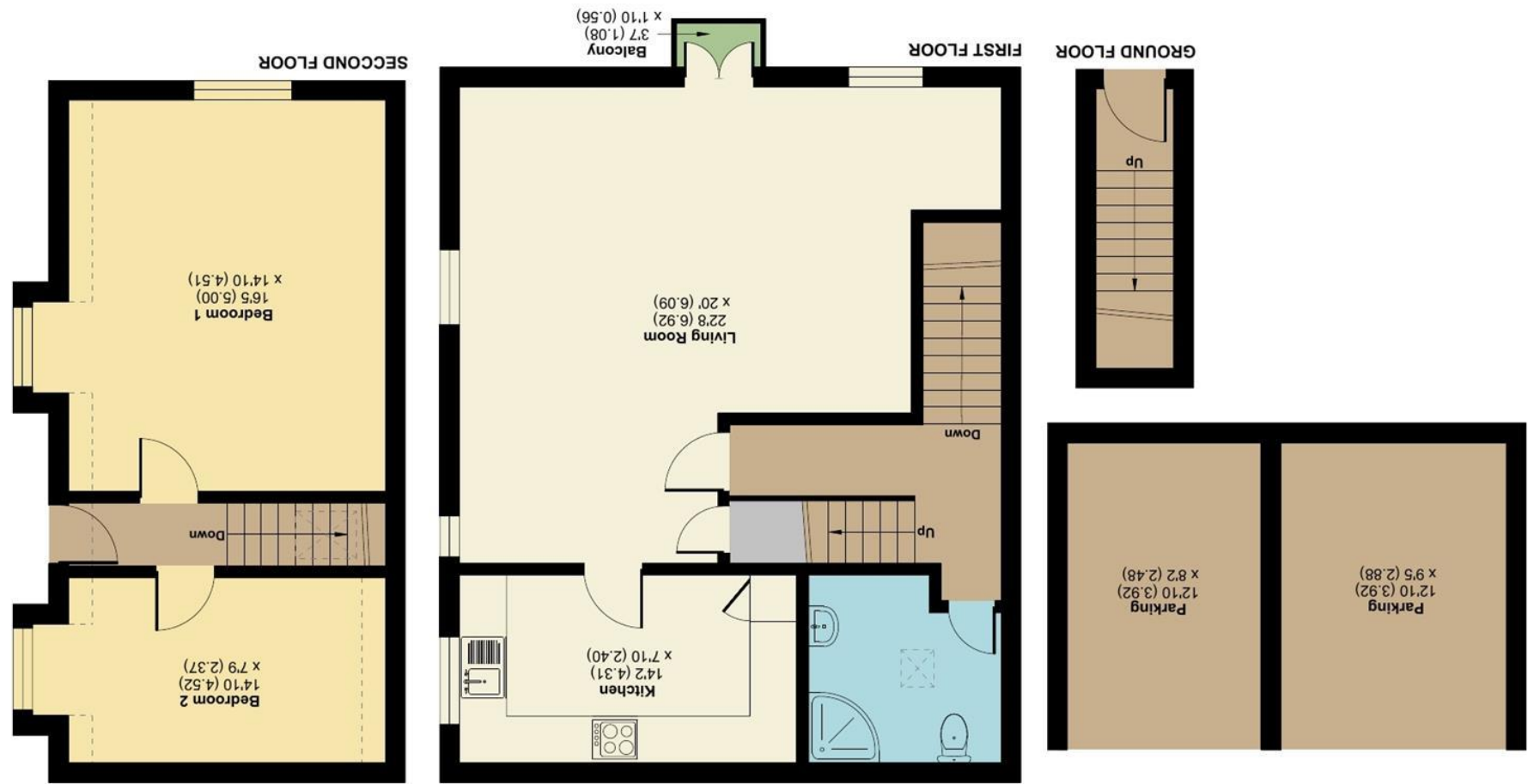


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1105611



Denotes restricted head height



High Street, Headcorn, Ashford, TN27
 Approximate Area = 1035 sq ft / 96.1 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1063 sq ft / 98.7 sq m
 For identification only - Not to scale

GUIDE PRICE £250,000 - £265,000

EPC RATING: E

OLD MILL LOFT, 32 HIGH STREET, TN27 9NE





This rarely available, split level duplex apartment is located in the centre of this thriving village. With own private entrance, a staircase leads to the first floor landing, with hallway taking you to the three piece shower room and on to an exceptional dual aspect lounge/dining room with large storage cupboard beside and a small balcony overlooking the High Street, with the fitted Kitchen/Breakfast room beyond, with breakfast bar and modern gas fired boiler. A staircase from the landing leads to the second floor, with two double bedrooms, the larger with dual aspect windows to front and side.

The thriving village of Headcorn offers a mix of shops, cafes, pubs and restaurants, as well as Sainsbury's Local, Costa Coffee and Post Office all located moments away from your front door. The village also offers a well regarded Primary School, modern Doctors Surgery and two village halls, with the commuter well served by a mainline train station within easy walking distance providing regular services into London as well as buses through the village to both Tenterden and the County Town of Maidstone.

Internal viewing of this rarely available home is recommended to fully appreciate the space on offer.

MATERIAL INFORMATION

**Lease in excess of 900 Years
Council Tax Band: D
EPC Report: E
Broadband: Superfast & Gfast**



- **UNIQUE SPLIT LEVEL APARTMENT**
- **SPACIOUS DUAL ASPECT LOUNGE**
- **LONGE LEASEHOLD**
- **TWO DOUBLE BEDROOMS**
- **BALCONY OVERLOOKING THE HIGH STREET**

- **FULLY FITTED KITCHEN**
- **MODERN GAS CENTRAL HEATING**
- **ALLOCATED PARKING FOR TWO CARS**
- **CENTRAL VILLAGE LOCATION**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ

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