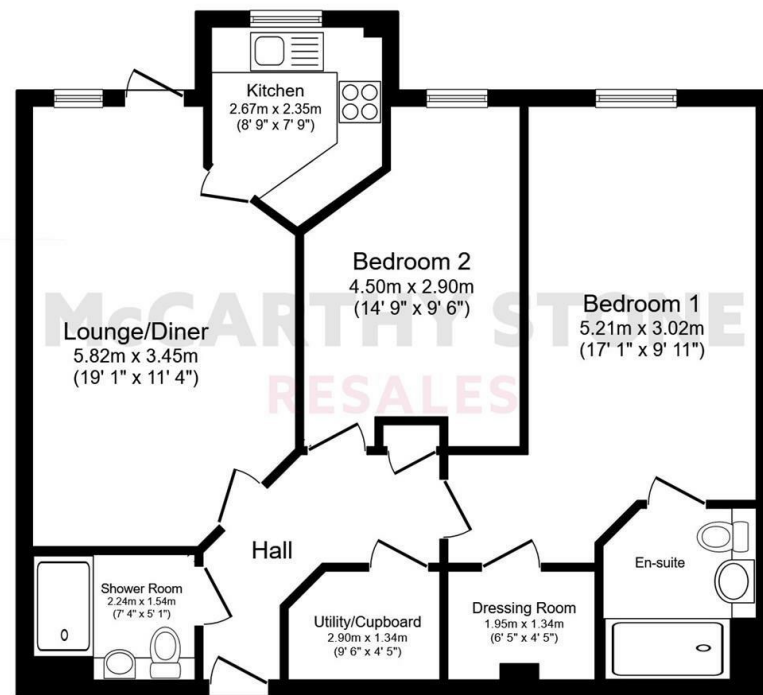


McCARTHY STONE RESALES

3 OAK TREE COURT

SMALLHYTHE ROAD, TENTERDEN, TN30 7EQ



Total floor area 74.9 sq.m. (806 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH GARDEN ACCESS AND PATIO AREA. ALLOCATED PARKING SPACE INCLUDED.

PRICE REDUCTION

ASKING PRICE £419,000 LEASEHOLD

For further details, please call **0345 556 4104**

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OAK TREE COURT, SMALLHYTHE ROAD,

2 BEDROOMS £419,000

OAK TREE COURT

Oak Tree Court is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 60's.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply). Oak Tree Court is a stunning development with landscaped gardens and terraces in the picturesque town of Tenterden within the Ashford district of Kent which is home to beautiful historic buildings, acres of scenic countryside and a bustling town centre. The development is ideally situated for access to local amenities including a vast selection of shops, restaurants and cafes and a large supermarket offering convenience on your doorstep.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage/airing/utility cupboard with NEFF washer drier, water softer, boiler and Vent Axia system. Illuminated light switches, smoke detector, apartment

security door entry system with intercom and emergency touch pad located in the hall. Doors lead to the bedrooms, living room and shower room.

LIVING/ DINING ROOM WITH DIRECT PATIO ACCESS

A spacious living/dining room with direct access to a patio area and communal gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

KITCHEN

Fully fitted kitchen including white gloss floor and wall units, grey worktop, tiled floor and underfloor heating. Stainless steel sink with lever tap. Built-in oven, microwave oven, ceramic four ring hob with splash back and extractor hood. Fitted integrated fridge/freezer, BOSCH dishwasher and an electrically operated window with lovely views.

BEDROOM ONE WITH EN SUITE

A spacious double bedroom of good proportions with a very good sized walk-in wardrobe housing rails, drawers and shelving. Ceiling lights, TV and phone point, window with garden views. This bedroom conveniently benefits from an en suite bathroom.

EN SUITE

Partly tiled and fitted with suite comprising of level access shower, grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and VENT AXIAextractor fan.

BEDROOM TWO

A good sized double bedroom, ceiling lights, TV and phone point, window with garden views. Benefiting from built in wardrobes. This room can be used as a

spare bedroom, study room, hobby room or as a dining room.

SHOWER ROOM

Partly tiled and fitted with suite comprising of level access shower, grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and VENT AXIAextractor fan.

SERVICE CHARGE

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge for this property is £4,183.17 per annum up to financial year end 31/03/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease 999 Years from 1st January 2018

Ground rent £495 per annum

Ground rent review: 1st January 2033

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

