



Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XL

- Second Floor Two Bedroom Apartment
 - Recently Refurbished
 - Spacious Living/Dining Room
 - Stylish Bathroom
 - Attractive Communal Gardens
- Sea & Countryside Views
- Immaculately Presented
- Modern Fitted Kitchen
- Sea-Facing Balcony
- Garage En Bloc

Price Guide £229,950 Leasehold





Mapps Estates are delighted to bring to the market this stylish, second floor two bedroom apartment enjoying beautiful views of the English Channel and the surrounding countryside. Having been refurbished by the current owner in recent years, the property is presented in immaculate order throughout. The well-proportioned accommodation comprises a spacious living/dining room opening onto a balcony from which to admire the sea view, a modern fitted kitchen boasting a walk-in pantry cupboard, two double bedrooms enjoying far-reaching views across the Romney Marsh, and a well-appointed bathroom. The central heating system has also been upgraded with the addition of a Worcester Bosch boiler. The communal areas are very well-presented and residents enjoy the use of a large, well-tended communal garden, and the apartment also comes with its own garage en bloc. Making an ideal seaside residence or a perfect holiday home, an early viewing comes highly recommended.

Located in the coastal village of St Mary's Bay and enjoying stunning views of both the sea and surrounding countryside, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in nearby Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Communal Entrance Hall

With stairs to all floors.

Second Floor:

Private Entrance Lobby

With wooden entrance door, coved ceiling, consumer unit, built-in cloaks cupboard with hanging rail and shelf over, door to reception hall.

Reception Hall 5'11 x 5'8

With entry phone, coved ceiling, built-in shelved linen cupboard, loft hatch and fitted loft ladder, glazed panel door and window to living/dining room, radiator.

Living/Dining Room 16'2 x 16'2

Comprising living room area with side aspect UPVC double glazed tilt & turn window and sea view, UPVC double glazed window and sliding door to balcony with sea view, bespoke fitted storage unit comprising shelving, store cupboards and TV shelf. space for dining table, coved ceiling, two radiators, recessed shelved store cupboard, 'Hive' thermostat, glazed panel door to kitchen.

Recessed Balcony 11'9 x 2'4

With wall light, railings and handrail over, looking down onto attractive communal gardens below, enjoying far-reaching sea and coastal views.

Kitchen 10'6 x 10'

With UPVC double glazed tilt & turn window enjoying a sea view, modern fitted kitchen comprising a range of cream finish store cupboards and drawers and matching floating shelves, solid oak worktops with matching upstands, Belfast ceramic with rinser tap over, five ring Bosch gas hob with tiled splashback and extractor canopy over and electric oven under, two integral wine racks, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, contemporary design vertical radiator, recessed downlighters, coved ceiling, wood effect vinyl flooring, feature walk-in pantry cupboard with fitted worktops, store cupboard and shelving, space for additional fridge or freezer if required.

Bedroom 13'2 x 10'7

With two UPVC double glazed tilt & turn windows enjoying view of the local area and Romney Marsh beyond, coved ceiling, radiator.

Bedroom

With UPVC double glazed tilt & turn window enjoying view of the local area and Romney Marsh beyond, coved ceiling, radiator.

Bathroom 10'1 x 5'9

With UPVC frosted double glazed tilt & turn window, modern white suite comprising a panelled bath with mixer tap, wall-mounted shower with rainfall showerhead, separate hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and white gloss finish drawers under, WC, chrome effect heated towel rail, wood effect vinyl flooring, large fitted mirror with vanity lighting over, part-tiled walls, coved ceiling.

Outside:

Residents enjoy access to attractively landscaped and well-tended communal gardens; the apartment also benefits from its own garage en bloc.

Lease & Service Charge:

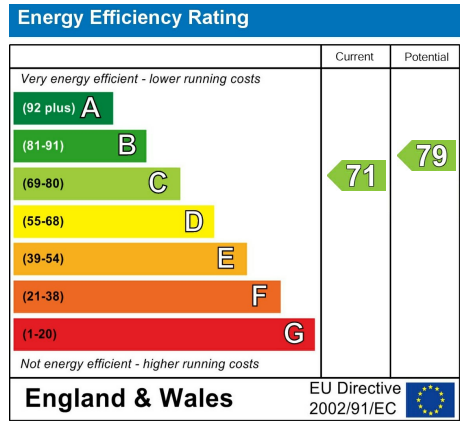
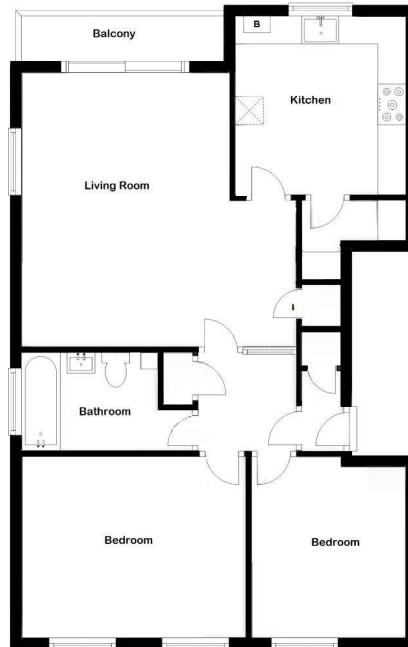
We have been advised by the owner that there is currently 997 years of a 999 year lease remaining; the current annual service charge is £1,000 per annum and includes the charge for the ground rent.





Second Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.