



## Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XL

- First Floor Apartment
- Spacious Accommodation
- Well Presented Throughout
- Balcony Overlooking Communal Gardens
  - Modern Bathroom
- Two Double Bedrooms
  - Purpose-Built
- Living/Dining Room
- Kitchen/Breakfast Room
  - No Onward Chain

**Offers In Excess Of £210,000 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this well presented first floor two bedroom apartment located within walking distance of the beach and local amenities. The flat has been in the same family since being built in 1982 and has been very well looked during their ownership. The well-proportioned accommodation comprises a spacious living/dining room opening onto a balcony looking onto the well-tended communal gardens, a kitchen/breakfast room, two double bedrooms and a modern bathroom. The property benefits from UPVC double glazed windows and a central heating system with a modern Worcester Bosch boiler. The communal areas are very well-presented and residents enjoy the use of a large communal garden; the apartment also comes with its own garage en bloc. Making an ideal seaside residence or a perfect holiday home, and being sold with no onward chain, an early viewing comes highly recommended.

Located in the coastal village of St Mary's Bay and enjoying stunning views of 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 first floor.

**First Floor:**

**Private Entrance Lobby**

With wooden front door, built-in cloaks cupboard, entry phone, coved ceiling, door to reception hall.

### **Reception Hall 5'11 x 5'7**

With built-in shelved linen cupboard, feature wood block tiled flooring, radiator, coved ceiling, glazed panel and glazed door opening to living/dining room.

### **Living/Dining Room 16'4 x 16'2 (max points)**

With side aspect UPVC double glazed tilt & turn window, rear aspect UPVC double glazed window and sliding door to balcony looking onto communal gardens, heating thermostat, built-in shelved store cupboard, coved ceiling, two radiators, glazed panel door to kitchen.

### **Balcony**

A covered balcony with painted metal railings and wooden handrail over and paved flooring, enjoying a pleasant open aspect towards the seafront and looking down onto the communal gardens.

### **Kitchen/Breakfast Room 13'2 x 10'2 (max points)**

With rear aspect UPVC double glazed tilt & turn window looking onto gardens, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drain, space and plumbing for washing machine and slimline dishwasher, electric cooker, space for fridge/freezer, range of matching store cupboards and drawers, built-in shelved store

cupboard, wall-mounted Worcester Bosch gas-fired combination boiler, space for breakfast table, vinyl flooring, radiator.

### **Bedroom 13'2 x 10'7**

With two front aspect UPVC double glazed tilt & turn windows, radiator.

### **Bedroom 10'7 x 9'2**

With rear aspect UPVC double glazed tilt & turn window, radiator.

### **Bathroom 10'1 (max) x 5'10**

With UPVC frosted double glazed tilt & turn window, shower bath with central mixer tap and shower and shower screen over, pedestal wash hand basin with mixer tap over, WC, fitted mirror with vanity light and shaver point over, part-tiled walls, tiled floor, radiator.

### **Outside:**

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

### **Lease & Service Charge:**

The service charge from June 2024 to June 2025 is set at £1,450.00. In 1996, the lease was extended to 999 years starting from 29th September 1982.





**Total area: approx. 70.1 sq. metres (755.1 sq. feet)**

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.