



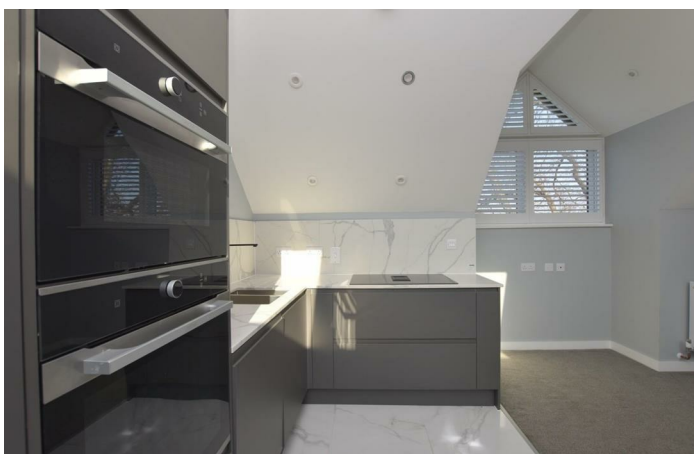
High Street

New Romney TN28 8AT

- Stylish Modern Maisonette
- Vaulted Ceilings With Fitted Speakers
- Modern Kitchen & Integrated Appliances
 - Air Source Heat Pump System
 - Shared Outdoor Space
- Two Bedrooms
- Impressive Open Plan Living Space
 - Luxury Bathroom
- Close To High Street & Amenities
- No Onward Chain

Asking Price £200,000 Leasehold





*****SOLD WITH TENANT IN SITU GENERATING £13,200 per annum*****

Mapps Estates are delighted to bring to the market this stylish contemporary two bedroom maisonette, conveniently located just off New Romney high street and enjoying lovely views of the park to the rear. The accommodation comprises an impressive open plan living space with a feature vaulted ceiling and a fitted kitchen with integrated appliances, two bedrooms and a luxury fitted bathroom. The property is served by an air source heat pump for heating and hot water and enjoys access to a communal outdoor space. Being sold with no onward chain, an early viewing comes highly recommended.

Located just off New Romney high street offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high-speed rail services from Ashford International railway station with services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Steps up from street level to rear entrance with gated access to communal outdoor space laid to artificial grass, air source heat pump to front.

Entrance Hall 8' x 5'8

With composite front door with inset frosted double glazed panels, fitted doormat, understairs space with integrated washer/drier, recessed downlighters, consumer unit, stairs to first floor with glazed balustrade.

First Floor:

Open Plan Living Space 18'11 x 16'4 (max points)

With feature vaulted ceiling with two Velux windows, two fitted ceiling speakers, fitted carpet, modern fitted kitchen with tiled floor, rear aspect UPVC double glazed window looking onto park with bespoke fitted shutters, recessed downlighters, two radiators, airing cupboard housing hot water cylinder and electric boiler, eaves storage cupboard, heating control panel, door to inner hallway.

Kitchen

With fitted matt grey store cupboards and drawers, square edged worktops with matching upstands, inset one and a half bowl stainless steel sink with integral drainer to worktop, four ring induction hob with integral extractor, high level double electric oven, integrated fridge/freezer and dishwasher.

Inner Hallway

With two Velux windows, recessed downlighters and wall lights.

Bedroom 9'7 x 9'7 (max)

With rear aspect UPVC double glazed window

looking onto park with bespoke fitted shutters, fitted ceiling speaker, access to eaves storage area, recessed shelving, recessed downlighters and LED strip lighting, radiator.

Bedroom 9'8 x 8'10 (max)

With Velux window, side aspect UPVC double glazed window with bespoke fitted shutter, recessed downlighters and LED strip lighting, fitted ceiling speaker, radiator.

Luxury Bathroom

With pocket door, large bath with mixer tap, separate rainfall shower and hand-held shower attachment over, WC with concealed cistern, shelf and wash basin with mixer tap over and store cabinet under, heated towel rail, extractor fan, recessed downlighters and LED strip lighting, fully tiled walls and floor.

Agent's Note:

We have been advised that a new 999 lease will be created with no ground rent payable; service charge to be confirmed.



Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating B



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		
England & Wales		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.