



High Street

New Romney TN28 8AT

- Stylish Modern Apartment
 - Overlooking Park
- Modern Kitchen With Integrated Appliances
- Air Source Heat Pump System
- Shared Outdoor Space
- Two Bedrooms
- Open Plan Living Space
- Luxury Bathroom
- Close To High Street & Amenities
- No Onward Chain

£200,000 Leasehold





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

Mapps Estates are delighted to bring to the market this modern two bedroom apartment, conveniently located just off New Romney high street and enjoying lovely views of the park to the rear. The accommodation comprises an open plan living space with a fitted kitchen with integrated appliances and a Juliet balcony overlooking the park, 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.

Private Front Entrance

With composite entrance door and inset frosted double glazed panels, outdoor wall lights to sides, opening to reception hall.

Reception Hall

With recessed airing cupboard housing pressurised hot water cylinder and electric boiler, recessed downlighters, consumer unit, vinyl flooring, radiator.

Open Plan Living Space 15'11 x 12'10 comprising:

Modern Fitted Kitchen

With range of matt grey store cupboards and drawers, worktops with matching upstands, inset stainless steel sink with mixer tap over and integral drainer to worktop, UPVC double glazed window over, inset four ring electric ceramic hob with splashback and extractor over and electric oven under, integrated appliances including washer/dryer, slimline dishwasher and fridge/freezer, extractor fan.

Living/Dining Space

With large UPVC double glazed window and sliding door to Juliet balcony overlooking park, recessed downlighters, TV point, vinyl flooring, heating control panel, radiator.

Bedroom 13'3 x 9'

With large UPVC double glazed window and sliding door to Juliet balcony overlooking park, recessed downlighters, TV point, radiator.

Bedroom 8'9 x 6'5

With UPVC double glazed window, TV point, recessed downlighters, radiator.

Bathroom 6'1 x 4'10

With panelled bath with mixer tap, wall-mounted

shower and shower screen over, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern, fitted mirror with inset LED lighting, motion sensor activated recessed downlighters, shaver point, extractor fan, heated towel rail, fully tiled walls and flooring.

Agent's Note:

We have been advised that a new 999 lease will be created with no ground rent payable; service charge £540.00 per annum.



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	83	83
(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 	

Mapps Estates Sales Office

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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.