



High Street

New Romney TN28 8AT

- Modern Maisonette
- En Suite Facilities To Two Bedrooms
- Modern Kitchen With Fitted Appliances
 - Air Source Heat Pump System
 - Shared Outdoor Space
- Three Bedrooms
- Contemporary Open Plan Living Space
 - Separate Cloakroom
 - 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 modern three bedroom maisonette, conveniently located just off New Romney high street. The accommodation is arranged over two levels and comprises an open plan living space with a fitted kitchen with integrated appliances, a bedroom and an understairs cloakroom to the first level, while upstairs you will find two further bedrooms each with en suite facilities. 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 Entrance

With composite entrance door and inset frosted double glazed panels and UPVC double glazed window to side, outdoor wall lights.

Reception Hall

With stairs to upper floor and glazed balustrade, understairs store cupboard with consumer unit, power points and light, built-in double cloaks cupboard, door to understairs cloakroom, recessed downlighters, radiator.

Cloakroom

With contemporary black fittings, wall-hung wash hand basin with mixer tap over, WC with concealed cistern, recessed downlighters, extractor fan, fully tiled walls.

Open Plan Living Space 16'11 x 15'10 comprising:

Modern Fitted Kitchen

With range of grey gloss finish store cupboards and drawers, fitted worktops with matching upstands and concealed lighting over, inset one and a half bowl stainless steel sink with mixer tap over and integral drainer to worktop, inset four ring electric ceramic hob with extractor over, fitted high level double electric oven, integrated washer/dryer, integrated slimline dishwasher, integrated fridge/freezer

Living/Dining Space

With wood effect laminate flooring throughout, two front aspect double glazed windows with deep sills and looking down onto high street, recessed downlighters, heating control panels, TV point, radiator.

Bedroom 12'9 x 8'8

With UPVC double glazed window, wood effect laminate flooring, TV point, recessed downlighters, radiator.

Upper Floor:

Landing

With recessed downlighters, feature LED strip light to flooring, loft hatch.

Bedroom 10'10 x 9'8 (max)

With double glazed dormer window with view of high street and St. Nicholas church, eaves store cupboard, recessed built-in airing cupboard housing pressurised

hot water cylinder and with fitted double hanging rails and light, TV point, recessed downlighters, radiator, door to en suite bathroom.

En Suite Bathroom 5'10 x 5'6

With feature black suite comprising a panelled bath with mixer tap over, WC with concealed cistern, wall-hung wash hand basin with mixer tap over, fitted mirror with inset LED lighting, recessed downlighters, shaver point, extractor fan, heated towel rail, fully tiled walls and flooring.

Bedroom 9'11 x 8'1

With UPVC double glazed dormer window, eaves store cupboard, recessed store cupboard with light, TV point, recessed downlighters, radiator, door to en suite shower room.

En Suite Shower Room

With large shower cubicle with black framed sliding screen and black rainfall shower head and separate shower attachment over, wall-hung wash hand basin with mixer tap over, heated towel rail, recessed downlighters, shaver point, extractor fan, fully tiled walls and flooring.

Agent's Note:

We have been advised that a new 999 lease will be created. Service charge £540.00 per annum with a peppercorn Ground Rent.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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.