

Lambert & Foster



OAK HOUSE, FLAT 9

THREE FIELDS ROAD | TENTERDEN | KENT | TN30 7DZ

A very well presented, purpose built first floor, one bedroom apartment by Dandara Homes, including sitting room/dining room with comprehensively fitted, open plan kitchen including integral Bosch and Neff appliances, a designated parking space, an area of communal lawn and immediate, level access to this historic Cinque Ports town's tree-lined high street and the comprehensive range of amenities available.

Guide Price £250,000

LEASEHOLD



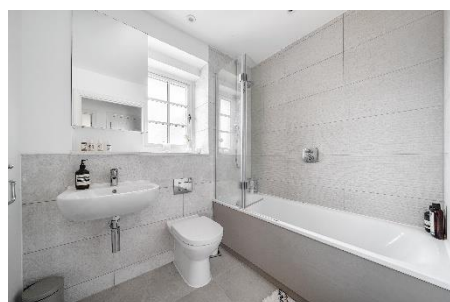


OAK HOUSE, FLAT 9

THREE FIELDS ROAD, TENTERDEN, KENT, TN30 7DZ

9 Oak House is a very well presented, first floor purpose built apartment, within a building of six apartments in total, centrally located with direct access to the high street of this historic Cinque Ports town. Built by Dandara Homes in circa 2020, presenting rendered elevations, set with double glazed windows beneath a pitched tiled roof. From a main front door opens into a communal entrance hall with a rise of stairs to communal first floor landing and private front door opening into entrance hall with a very useful built-in storage cupboard, housing space and plumbing for washing machine and with fitted slatted linen shelving.

The sitting room/dining room has an open plan fitted kitchen and includes a range of units, fitted worksurfaces with inset one half bowl stainless steel sink unit with mixer tap over, integral appliances include Bosch four burner electric hob and oven, with filter hood over, integrated fridge/freezer and Neff dishwasher. Additional features include colonial style shutters to the windows. The bedroom, a double room, has a range of fitted wardrobes with sliding doors, colonial style shutters and an aspect to rear. The bathroom is fitted with a white suite including close coupled wc, wash hand basin, panel bath with an integral shower over, tiled surround and floor with an obscure glazed window to rear.



HEADING

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VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: jumps.pythons.wages

TENURE: Leasehold, 999 years from September 2019

SERVICES & UTILITIES: Standard, Superfast and Ultrafast

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas fired central heating

MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

OUTSIDE

Outside, positioned to the front of the building is an area of communal lawn with a designated parking space to the rear together with bin and bike store.

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band C **EPC:** B (84)

GROUND RENT: Service charge: £135 per month includes buildings insurance, maintenance of communal area, lighting

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Flat 9, Oak House, Three Fields Road, Tenterden, TN30 7DZ

Approximate Area = 553 sq ft / 51.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Lambert and Foster Ltd. REF: 1346799

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