



**Moloney**  
COUNTRY PROPERTY



9 CEDAR CLOSE TENTERDEN

## 9 CEDAR COURT, WOODBURY LANE, TENTERDEN, KENT. TN30 6JH

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AN ATTRACTIVE ONE BED GROUND FLOOR, OVER 65s RETIREMENT APARTMENT, FORMING PART OF A PURPOSE BUILT, ESTABLISHED DEVELOPMENT LOCATED IN THE CENTRE OF THE TOWN WITHIN EASY WALKING DISTANCE OF THE HIGH ST. SITTING/DINING ROOM, FITTED KITCHEN, DOUBLE BEDROOM, SPACIOUS SHOWER ROOM, DIRECT ACCESS TO COMMUNAL GARDENS, PARKING. DUTY MANAGER/24HR CARELINE SYSTEM IN CASE OF EMERGENCY, ALONG WITH RESIDENT'S LOUNGE, COMMUNAL LAUNDRY AND GUEST SUITES.

ACCOMMODATION LIST: COMMUNAL ENTRANCE HALL, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, BEDROOM, SHOWER ROOM. PARKING SPACES. GFCH. VIEWS OVER GARDENS.



**COMMUNAL ENTRANCE HALL:** Corridor to:

Wooden painted front door to:

**ENTRANCE HALL:** Matching painted panelled doors to all rooms, coved ceiling, Heatstore electric radiator. Tunstall door entry system. Storage cupboard housing hot water tank.

**SITTING/DINING ROOM:** Double aspect room with UPVC double glazed door with windows to both sides leading out to communal lawned area and window to side. Coved ceiling. Decorative painted fire surround with marble slips on marble hearth. Dimplex electric radiator. Coved ceiling, wall light points, TV point. Double opening glazed doors to:

**KITCHEN:** Fitted with neutral laminate base and wall units with matching laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Creda 4 ring electric hob with matching Creda extractor over. Creda fan assisted electric oven set into housing unit with cupboard below and above, space for larger fridge & freezer. Tiled splash-backs, over worktop lighting. Coved ceiling, vinyl floor.

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**GUIDE PRICE   £179,950**



**BEDROOM:** UPVC window to side with vertical blind. Coved ceiling. Double bi folding doored wardrobe cupboard with hanging rails & shelf over. Heatstore electric radiator. Wall light points.

**SHOWER ROOM:** Fitted with white suite comprising back to wall WC & wash hand basin with mirror/light over, set into white high gloss double doored storage unit, double walk in shower with glass screen to side, Aqualisa shower. Fully tiled walls, vinyl floor. Ladder style heated towel rail.

**OUTSIDE:** The communal gardens are mainly laid to lawn with pergola covered seating area. There is unallocated resident and visitor parking, along with covered motorised buggy storage.

**TENURE:** Leasehold - 90 years+ remaining (125 years - 1st September 1990)  
**SERVICE CHARGES:** £ 2,810 per annum (payable half yearly), based on current rate.

**GROUND RENT:** £ 486 per annum (payable half yearly)

**SERVICES:** Mains electricity, water and drainage are connected. Electric heating

**FLOOR AREA:** 44 m<sup>2</sup> ( 474 ft<sup>2</sup>) approx.

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'D'

**LOCAL AUTHORITY:** Ashford Borough Council

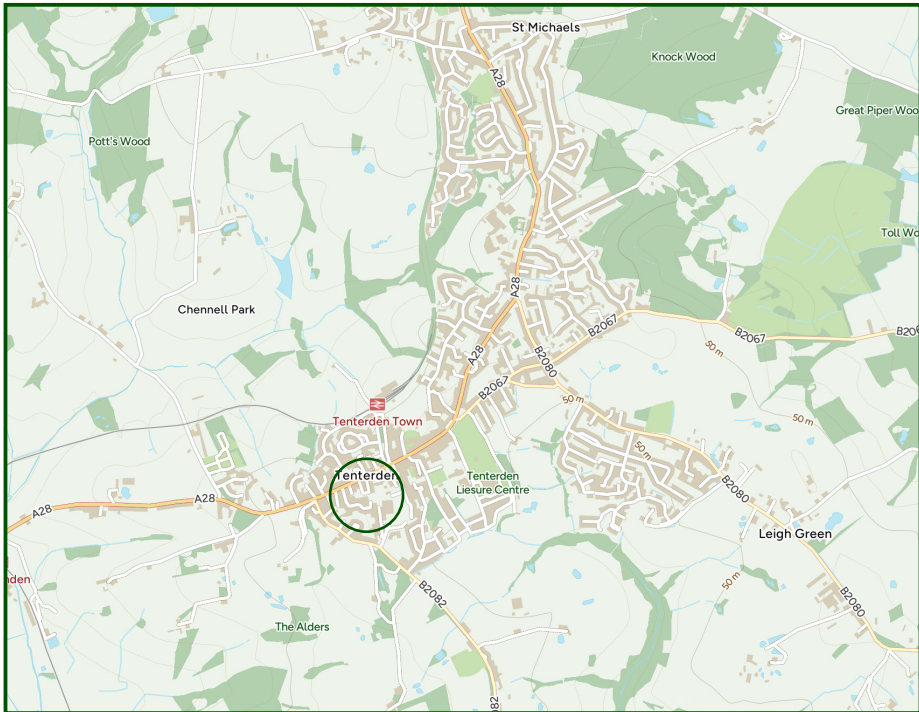
**DIRECTIONS:** Travelling towards Ashford on the A28, Tenterden High St, continue straight ahead at the West Cross traffic lights. Take the third right turning into Woodbury Lane. Cedar court will be found at the end of the road.

**What3Words:** ///shortage.stop.animates

**TRANSPORT LINKS:** For the commuter, Staplehurst and Headcorn stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M20) can be easily accessed at Junction 8 via the A274/B2163 (at Leeds Castle).

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

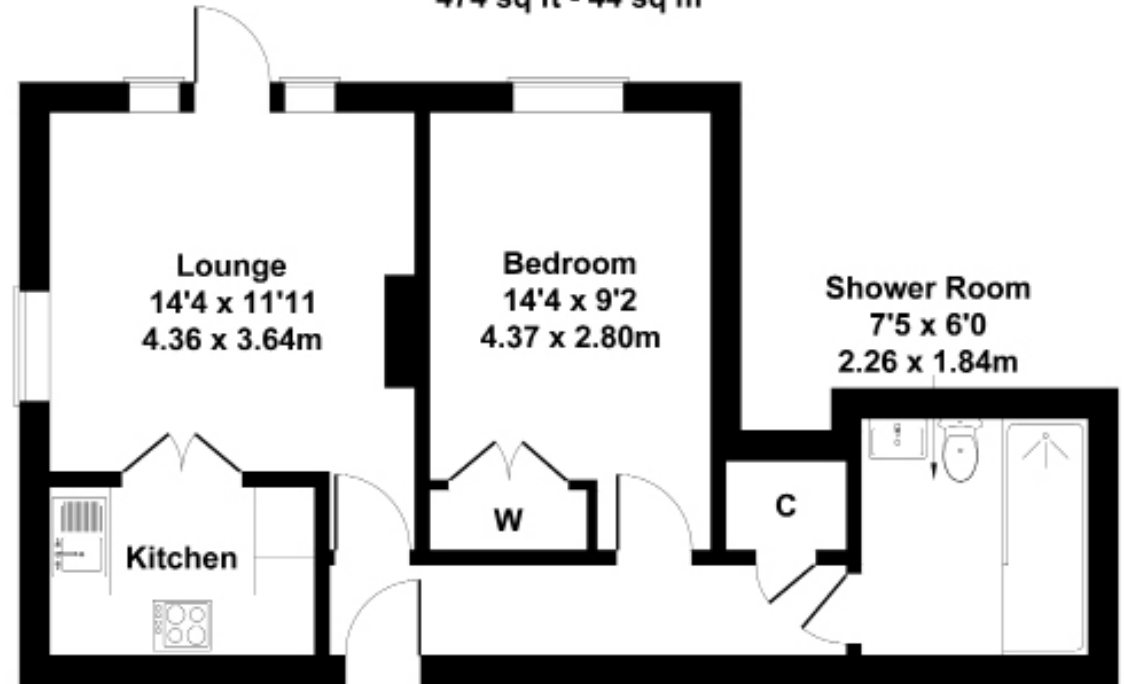




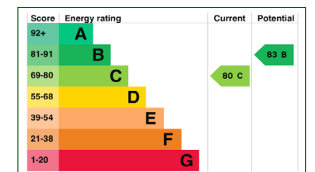
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

## 9 Cedar Court

Approximate Gross Internal Area  
474 sq ft - 44 sq m



Not to Scale.  
For Illustrative Purposes Only.



[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

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