



**4 Cedar Court,
Tenterden, Kent TN30 6JH**
(Front of Cedar Court)

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Guide Price £250,000

This two bedroom ground floor apartment is set within a very secure sought after retirement development in the heart of the sought after Cinque Port town of Tenterden comprises: private entrance hall with storage, sitting / dining room, kitchen, two bedrooms with built-in wardrobes, and shower room.

Originally constructed by McCarthy and Stone (Developments) Ltd, the Cedar Court development comprises 36 properties arranged over three floors, each of which is accessed via a lift or stairs.

There is a Duty Manager and a 24 hour call system in case of emergency. In addition, residents have the use of a communal lounge, laundry, guest suite and parking (non-allocated), either for a car or motorised buggy.

- Ground Floor two bedroom retirement apartment
- Tucked away, popular location in the heart of Tenterden
 - Short walk to High Street and all local amenities
 - Resident's lounge / communal laundry / guest suite
- Duty manager / 24 hour call system / Lift to all floors
 - Non allocated parking for a car / buggy
 - Pretty well maintained communal garden
 - Minimum age 65 years. No onward chain

SITUATION: Cedar Court enjoys a sought after, tucked away, quiet, but very convenient cul-de-sac location just behind the picturesque tree-lined High Street of Tenterden. There are a wide range of shopping, health and leisure facilities within walking distance which is what makes this development so popular. Good transport links exist, with the nearest mainline station at Headcorn being approximately 8 miles distant and providing frequent services to London in just over an hour. There are, in addition, regular bus services that run to surrounding towns and villages.

There are a host of attractions nearby including several notable National Trust properties, golf courses and numerous historic village and country inns. Tenterden also offers a diverse collection of activities to include exploring the vineyards of Chapel Down, the Kent and East Sussex Steam Railway, Rare Breeds Centre in Woodchurch, local gardens, churches and museums. Also on offer are a variety of independent cafés and restaurants,



WarnerGray Tel. 01580 766044

www.warnergray.co.uk email: info@warnergray.co.uk

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

The accommodation comprises the following with approximate dimensions : ENTRANCE HALLWAY where there is a very useful, large storage cupboard and a separate cupboard. Room for free standing furniture. Doors from this hallway lead into the sitting, both bedrooms and shower room.

SITTING ROOM / DINING ROOM 18" x 11' 5". This good-sized bright room has a warm, homely feel. Double doors open into the handily situated kitchen, which is essentially open plan to this area. There would be room for a small dining table and chairs in the sitting room if desired. A window brings in good amounts of natural light and gives views over the communal garden and the approach to Cedar Court.

KITCHEN 7' 3" x 6' 11". The kitchen can be open to the sitting room which makes this a very sociable space. There are a range of units with laminate worktops and matching wall cupboards. Space for under counter fridge and freezer. Electric hob with extractor above. Built-in under-counter oven. Stainless steel sink with drainer.

BEDROOM 1 13' 1" x 9' 1" A spacious, light, airy double bedroom with built-in storage and window to the front.

BEDROOM 2 13' 1" x 7' 11" This room could be utilised in a number of different ways including as a second bedroom, dining room, study or hobby room. Built-in storage. Window to front.

SHOWER ROOM Champagne coloured suite comprising: walk in shower cubicle, wash hand basin with vanity beneath, WC, fitted wall cupboards and heated towel rail.

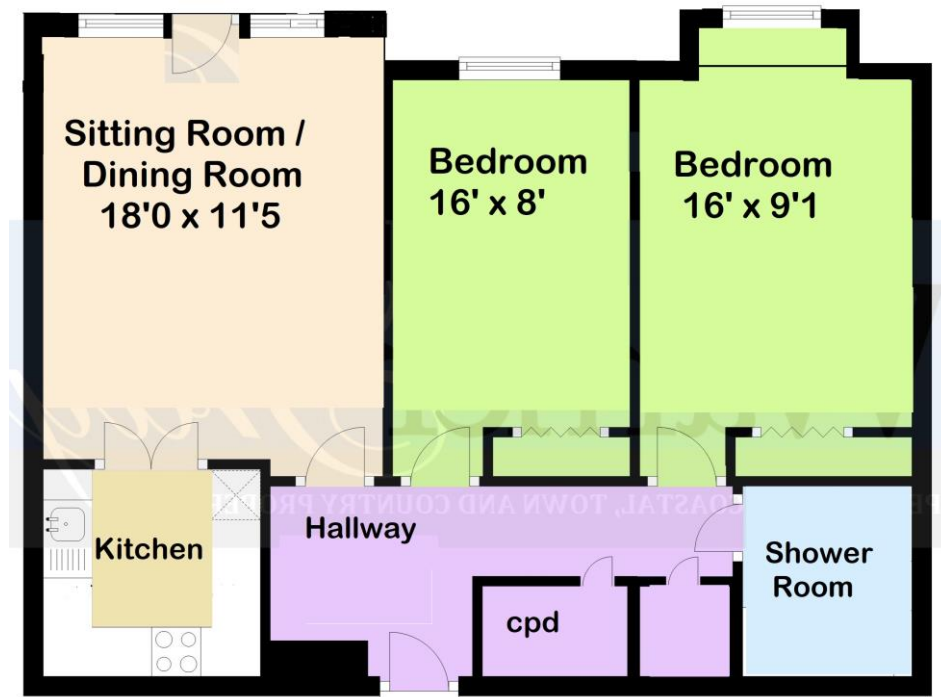
SERVICES Mains water and drainage. Electric night storage heaters.
Leasehold: 125 years from September 1990. Service charges:
Service charge approximately £4,912.00 per annum.
Ground Rent approximately £534.00 per annum.
Local Authority: Ashford Borough Council. EPC Rating: C.

NB: It is a condition of purchase that residents be over 65 years of age, or in the event of a couple, one must be over 65 years and the other over 60 years. Emergency call system: The Duty Manager can be contacted from various points within the property in case of emergency. For periods when the Manager is off-duty, there is a 24 hour Appello system in place.

DIRECTIONS From our offices in East Cross, proceed along the High Street passing the War Memorial on the left hand side. Turn left into Woodbury Lane and continue through The Cobs until you come to Cedar Court

OUTSIDE Pretty well maintained communal garden with shaded pergola area. Parking (non-allocated) for car and motorised buggy

VIEWING BY APPOINTMENT through WarnerGray 01580766044



All measurements are approximate. These particulars and floorplan are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property.



TENTERDEN HIGH STREET



AERIAL VIEW OF HIGH STREET