



**Flat 10 Oak House,
Three Fields Road, Tenterden Kent TN30**

**Flat 10 Oak House,
Three Fields Road, Tenterden, Kent TN30 7DZ
Asking price £425,000**

This impressive 2 double bedroom/2 bathroom high end apartment is part of a select residential development located behind the desirable High Street of Tenterden and would suit any number of different buyers, including those looking for a lock-up and leave property or possible investment opportunity.

Finished to exacting standards, this beautiful first floor apartment offers a buyer the opportunity to move in and enjoy living there straight away without having anything to do. The stylish accommodation consists of a spacious open plan living room with modern shaker style kitchen and dining / sitting areas, two good size double bedrooms, one with an en-suite shower room, a main bathroom and entrance hall with airing / utility cupboard.

This property also benefits from a small south facing covered balcony which leads off the living area, and an allocated parking space.

Just a short pretty walk to the High Street, this lovely apartment is perfectly placed to take advantage of all the local amenities on offer.

- Impressive 2 double bed / 2 bath purpose built apartment
- Immaculately presented / Finished to exacting standards
- Large open plan living space with south facing Balcony
- Allocated parking space / Bike store / Bin store
- Ideal lock up & leave / investment / rental opportunity
- Envious central Tenterden location behind High Street
- Short walk to all the many local amenities on offer
- Many good countryside walks on doorstep

SITUATION: This apartment enjoys a very convenient location just a few steps from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. A variety of educational, sporting, health and leisure facilities exist in the town, all of which are within walking distance. It also benefits from being close to the open fields that surround the town where there are many good walks to enjoy. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras. Tenterden is also served by several bus routes to the surrounding towns and villages.

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

Warner Gray



COMMUNAL HALL Security doors with an entry system at the front and back of the building lead into a communal hall from where stairs take you up to the first floor and Flat 10.

ENTRANCE Dimensions: 19' 4" x 4' 2" (5.89m x 1.27m). The front door opens into a generous hall where there is space for cloaks and a large utility cupboard housing the washing machine. Doors from the hall lead to the open plan living area, the two bedrooms and main bathroom.

OPEN PLAN LIVING AREA Dimensions: 25' 6" x 14' 2 max" (7.8m x 4.34m). A good sized, light room that serves very comfortably as a sitting / dining room with a kitchen area to one end. French doors from the sitting area lead onto a small covered balcony which has a south easterly aspect. Window from dining area.

KITCHEN The light, bright kitchen, with its modern cream shaker style units, is a lovely place to cook. There are a range of units, drawers and cupboards, both base and wall, with laminate worktops and a stainless steel one and a half bowl sink with drainer and mixer tap. NEFF electric oven with

BOSCH four ring induction hob and extractor above. Integrated fridge, freezer and dishwasher. Combi gas boiler.

BEDROOM 1 Dimensions: 14' 2" x 11' 11 max" (4.29m x 3.66m). A good size double bedroom with built-in sliding mirrored door wardrobe. Window with views towards St Mildred's church. Door to en-suite shower room.

EN-SUITE SHOWER ROOM Dimensions: 7' 2" x 5' 7 max" (2.18m x 1.7m). A contemporary suite comprising shower with glass sliding door and Hansgrohe fittings; concealed cistern Villeroy and Boch w.c and wash hand basin with mixer tap. Heated towel rail. Tiled floor and part tiled walls. Polished stone shelf with inset mirror and mirrored wall cabinet above.

BEDROOM 2 Dimensions: 11' 11" x 9' 1" (3.66m x 2.77m). Double bedroom with window to rear giving views towards St Mildred's church.

BATHROOM Dimensions: 7' 2" x 6' 3 max" (2.18m x 1.91m). A contemporary suite comprising panelled bath with shower

over, folding glazed screen and Hansgrohe fittings; concealed cistern Villeroy and Boch w.c and wash hand basin with mixer tap. Heated towel rail. Tiled floor and part tiled walls. Polished stone shelf with inset mirror and mirrored wall cabinet above.

OUTSIDE The apartment is approached via a pretty lane from the High Street. Paths at the front and back of the building take you to two separate entrances, both of which have entry security systems. To the back of the building there is a courtyard carpark where there is 1 allocated parking space for this property and a bike and bin store.

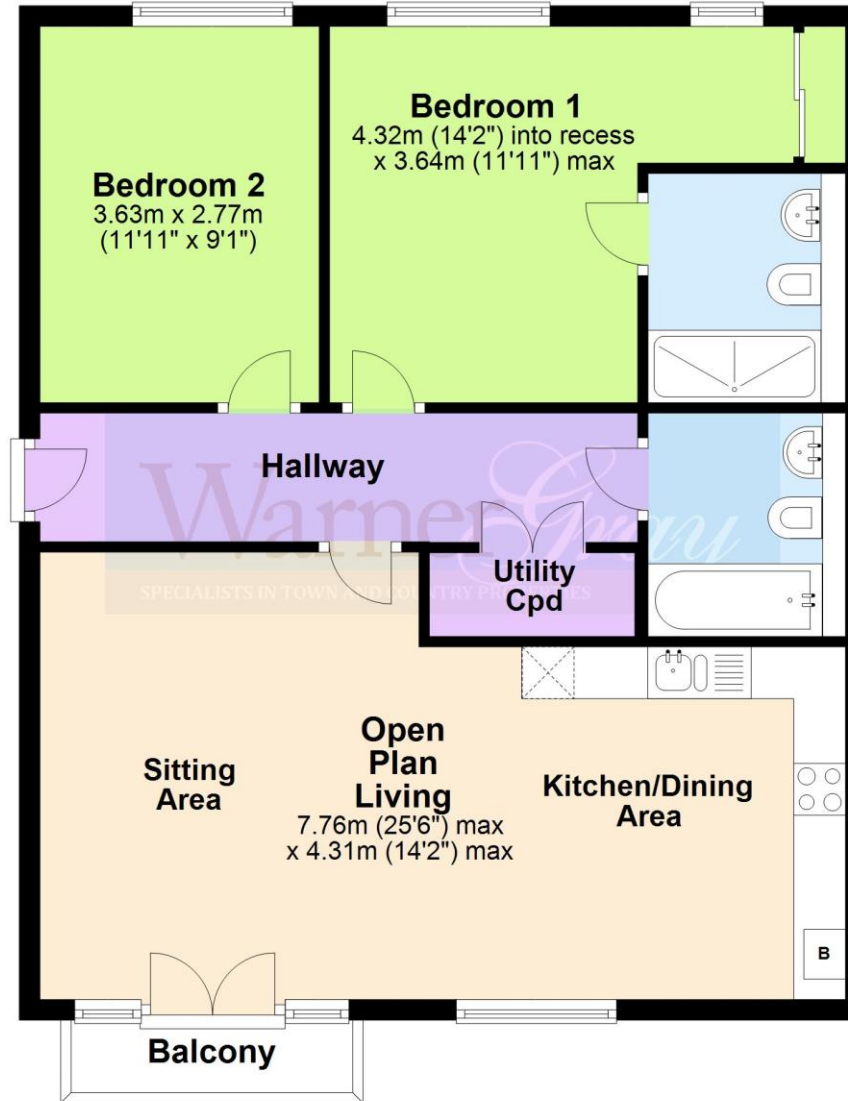
SERVICES Mains water (metered), electricity, gas and drainage. EPC Rating: B. Leasehold: 999 years from 2020 Ground rent £250.00 annual estate charge. Service charge of £140 per month. Local Authority: Ashford Borough Council.

Viewing through WarnerGray 01580 766044



Floor Plan

Approx. 72.5 sq. metres (780.9 sq. feet)



Total area: approx. 72.5 sq. metres (780.9 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.

