



4 Knockhurst Court, Vineys Gardens,
Tenterden, Kent TN30 7AZ

Warner Gray

**4 Knockhurst Court,
Vineys Gardens, Tenterden, Kent TN30 6AZ
Guide Price: £230,000**

This spacious two-bedroom first floor apartment is ideally located in a tucked away but not isolated setting within easy reach of Tenterden's historic High Street and wide range of shopping facilities on offer. Knockhurst Court is an attractive property comprising similar ground and first floor apartments making the most of the pretty communal gardens, peaceful surrounds and the benefit of a nearby en-bloc garage and visitors parking.

Knockhurst Court is conveniently located within easy of both Tenterden and St Michaels, being this property is perfectly placed to take advantage of all the many local amenities on offer in the area including Tesco and Waitrose, cafes, restaurants and public houses as well as a well-equipped leisure centre and lovely countryside walks to be found in the surrounding area.

- Attractive two-bedroom first-floor apartment
- Enjoying a peaceful, tucked-away location on edge of town
- Spacious and versatile accommodation, ideal for a range of buyers
- Large reception room providing good living and entertaining space
- Situated within Knockhurst Court alongside similar apartments
- Tenterden High Street offers a wide range of shops and amenities
- En-bloc garage included, plus visitor parking available nearby
- Attractive communal garden
- Lots of rural walks to be found in the surrounding countryside
- Bus services from Tenterden / St Michaels to surrounding area
- Viewing highly recommended to fully appreciate the location

**Communal Entrance Hall * Communal First Floor Landing *
Private Hall * Sitting Room * Kitchen * Bathroom * Bedroom /
Dining Room* Upper Floor Bedroom * Gas central heating *
Communal gardens * Single Garage en-bloc ***



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The accommodations comprises the following with approximate dimensions: **GROUND FLOOR** Entry phone system and door into the communal entrance hall with stairs leading to the **FIRST FLOOR COMMUNAL LANDING** with window to the front and private front door opening to No.4.

HALLWAY Door to bathroom and to

SITTING ROOM 16'11 x 13'. A spacious double room with window to the front. Built in shallow storage cupboards. Stairs to the upper floor. Door to

KITCHEN 9'8 x 6'11. Window to the front. Worksurfaces with drawers and cupboards below and matching wall units. Inset sink with drainer and mixer tap. Space for cooker, washing machine and fridge.

BEDROOM 1 14'3 x 11'7. A versatile room with window to the front.

BATHROOM 9'2 x 8'11 max measurements. Fitted with a white suite comprising shower cubicle, wash basin with mixer tap, low level w.c. and jacuzzi style bath with hand held attachment.

SECOND FLOOR BEDROOM 13'8 x 11'8. Part sloping ceiling and velux window. Fire escape door.

OUTSIDE There is a en-bloc garage nearby having the last garage on the right and there is a convenient visitors parking area nearby too. There are also communal gardens to sit and relax in the warmer months.

SERVICES : Mains water, electricity, gas and drainage.
Local Authority : Ashford Borough Council
Service Charges : Annual charge to be confirmed
Ground Rent : to be confirmed
EPC Rating :
Tenure : Leasehold 118 years remaining

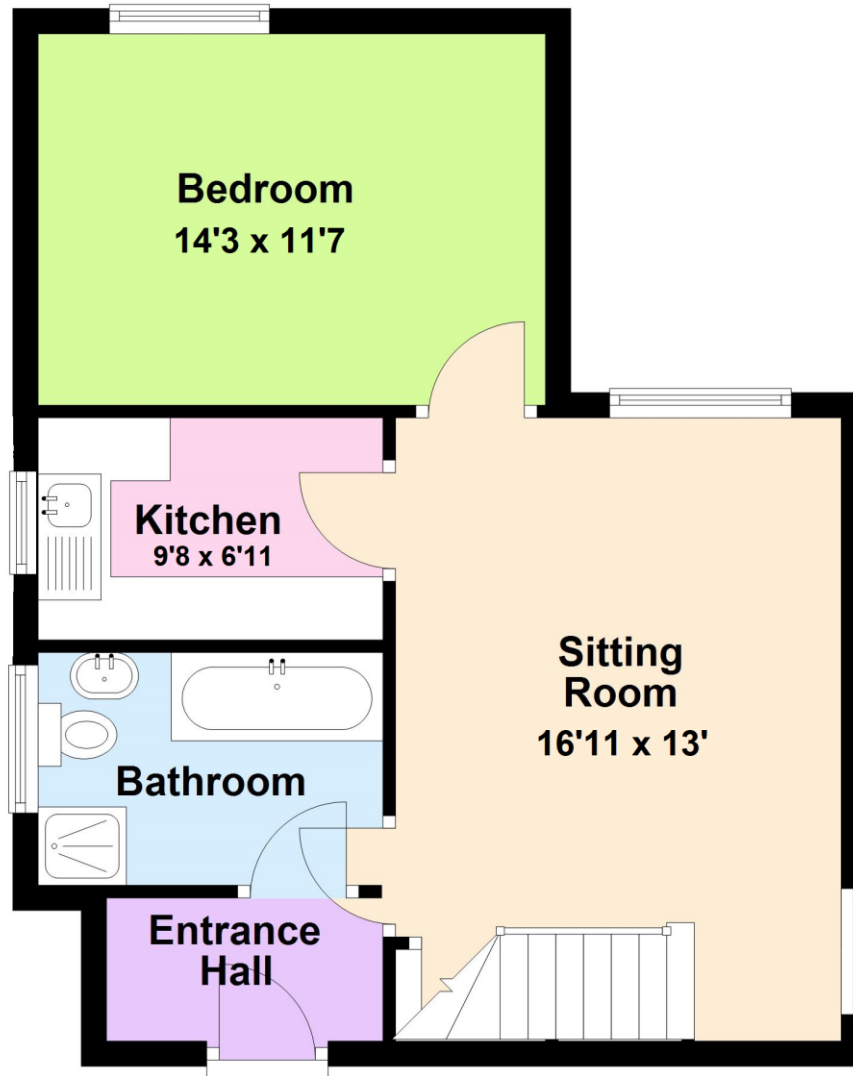
SITUATION: This popular cinque port town of Tenterden provides a wide range of amenities and well as shopping, there are good local schools, doctors and dental surgeries, library, town hall and the ancient St Mildreds Church and for sporting enthusiasts there are tennis, golf and cricket clubs. The town also offers many societies and clubs to join to suit a variety of interests including rambling groups, arts drama, music, singing and history to name but a few.

The famous Kent & East Sussex Railway also offers nostalgic steam-train journeys through the countryside to Bodiam Castle, a major highlight for residents and tourists The area is well served for transport links with the nearest stations being at Headcorn (about 8 miles distant), which has a regular train services to London taking just over an hour, and Ashford International (about 13 miles), from where the high-speed service to London St Pancras.



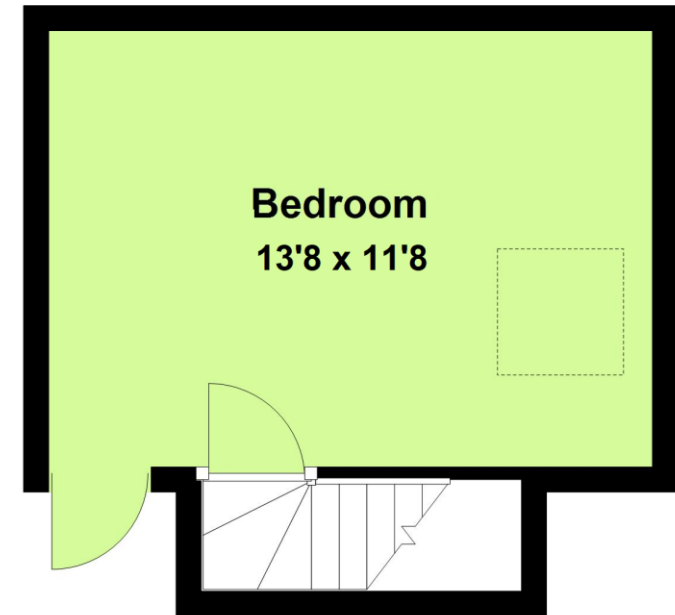
First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Upper Floor

Approx. 19.1 sq. metres (205.3 sq. feet)



Total area: approx. 62.2 sq. metres (669.3 sq. feet)

