



10 Aspen Way, Hawkinge, CT18 7SY
O.I.E.O £375,000 NO CHAIN

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10 Aspen Way, Hawkinge, Folkestone

A stylish, light and airy two bedroom semi-detached bungalow with its own private garden, built to a high specification, for the 55 years of age and over, in an exclusive secure gated retirement development. NO CHAIN.

Situation

Terlingham Gardens is a secure private gated community for over 55's set in beautifully manicured gardens in the village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The town of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A frequent bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

A contemporary styled village bungalow positioned in an exclusive gated retirement development constructed by the reputable builders Pentland Homes. The accommodation is extremely light and airy with high ceilings and an emphasis on open plan that focuses on modern day living. A large beautifully fitted extensive kitchen/dining room plus a sitting room is positioned to the rear with patio doors that lead out to a private enclosed rear garden. There are two double bedrooms one with an en-suite shower room and both with generous fitted wardrobes along with an additional family bathroom. This property benefits from underfloor

heating throughout with quality floor coverings and modern window blinds.

Outside

At the rear of the property is a private enclosed garden with shaped lawn, borders and paving. There is side access, generous storage and bin cupboards, car port and driveway. Within the gated development are beautifully landscaped communal gardens where residents can enjoy a game of Petanque or sit under covered areas enjoying the views.

Services

All main services are understood to be connected to the property. Please note, these properties are Leasehold with a lease of 994 years. Ground Rent £1 per annum Service Charge is approx. £1026.03 per annum

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Awaiting Probate



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

18' 11" x 4' 11" (5.76m x 1.50m)

Sitting/Kitchen/Dining Room

30' 2" x 14' 9" (9.19m x 4.49m) narrowing to 12'7 (3.83m)

Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m) measured into wardrobes

Ensuite

7' 10" x 6' 11" (2.39m x 2.11m)

Bedroom Two

13' 2" x 8' 9" (4.01m x 2.66m) measured into wardrobes

Bathroom

9' 10" x 7' 10" (2.99m x 2.39m)

Utility Cupboard

8' 1" x 2' 3" (2.46m x 0.69m)

Carport

Refuse Store

6' 4" x 3' 10" (1.93m x 1.17m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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