

**RUSH  
WITT &  
WILSON**



**8 The Mill At Homewood Ashford Road, Ashford Road, Kent TN30 6FN  
Guide Price £320,000**



Rush Witt & Wilson are pleased to offer this stunning newly constructed coach house style apartment being within easy access of local amenities and the picturesque high street of Tenterden. The well proportioned accommodation (circa 1,000 square ft) is arranged over two floors with a generous reception room/possible work from home space on the ground floor. On the first floor is an impressive open plan 'loft style' kitchen/living/dining room with vaulted ceilings, two double bedroom and bathroom. Outside is a private area of garden and off road parking for two cars. Offered to the market CHAIN FREE. 8 years remaining of a 10 year ABC+ Building Warranty. For further information and to arrange a viewing please call our Tenterden office.

**Reception Room**

19'2 x 12'7 (5.84m x 3.84m)

Being double aspect with glazed double doors to the side and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, wall mounted Haverland smart electric radiator and two roof lights.

**First Floor****Open Plan Kitchen/Living/Dining Room**

20'1 max x 19'2 max (6.12m max x 5.84m max )

Stunning open plan 'loft style' space and vaulted ceilings and large feature window to the front elevation, Velux style windows, two wall mounted Haverland smart electric radiators,

The kitchen area is fitted with a range of blue cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset 1.5 bowl stainless steel sink/drain, inset induction hob with intergraded

oven beneath and stainless steel extractor canopy above, integrated fridge/freezer and integrated dishwasher.

**Bedroom 1**

15'2 x 9'3 (4.62m x 2.82m)

With window to the side elevation and wall mounted Haverland smart electric radiator.

**Inner Lobby**

With fitted storage cupboard and oak doors to:

**Bedroom 2**

11'4 x 9'5 (3.45m x 2.87m)

With window to the side elevation and wall mounted Haverland smart electric radiator.

**Bathroom**

Fitted with a modern white suite comprising low level W.C with concealed cistern, vanity unit with inset wash hand basin and fitted cupboard beneath, P shaped bath with shower over and fitted screen, heated towel rail, part tiled walls and Velux style window to the rear elevation.

**Outside****Garden/Parking**

To the side is a small area of private garden with a paved patio area and two allocated parking spaces beneath the apartment.

**Agent Note**

Lease: 130 years from 1st January 2021 (127 years remaining)

Service Charge: circa £1,000 per annum

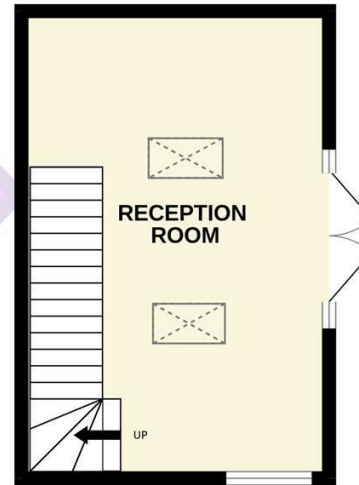
Council Tax Band: TBC

These particulars 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. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested. Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

FIRST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



GROUND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



