

**RUSH
WITT &
WILSON**



**39a Golden Square, Tenterden, Kent TN30 6RN
Guide Price £175,000**

Rush Witt & Wilson are pleased to offer this rarely available ground floor apartment with off road parking and communal gardens occupying a highly sought after location just a short walk from the picturesque high street of Tenterden

The accommodation comprises of an entrance hallway, bedroom, living/dining room, kitchen and shower room. Outside are delightful communal gardens and off road parking for one car. Offered to the market CHAIN FREE.

This apartment would make a great investment purchase but also be a perfect opportunity for a first time buyer to get onto the ladder. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With part decorative glazed entrance door, fitted storage cupboard housing wall mounted gas fired boiler, radiator, wood effect laminated flooring and doors to:

Kitchen

10'1 x 6'1 (3.07m x 1.85m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel circular sink/drainage unit and tiled splash-backs, inset four burner NEFF gas hob with integrated HOTPOINT oven beneath and extractor canopy above, space and plumbing for washing machine, space and point for free standing fridge/freezer, radiator and window to the rear elevation over looking the communal gardens.

Living/Dining Room

13'3 x 12'0 (4.04m x 3.66m)

With window to the front elevation enjoying a pleasant view over Golden Square and fitted baseboard radiator.

Bedroom

12'0 x 10'3 (3.66m x 3.12m)

With window to the front elevation enjoying a pleasant view over Golden Square, range of fitted wardrobes and radiator.

Shower Room

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and range of fitted storage, corner shower cubicle with sliding doors, radiator with stainless steel heated towel rail above, obscured glazed window to the rear elevation, part tiled walls and flooring.

Communal Gardens/Off Road Parking Space

To the front is an area of lawn and gated side access leading to:

The rear communal garden is of a good size being predominately laid to lawn and bordered with a range of well stocked beds planted with a mixture of established shrubs and seasonal flowers, a paved pathway to the end of the garden leads to an area of hard-standing where 39a benefits from a single off road parking space being accessed off Beacon Oak Road.

Agent Note

1/4 Share of freehold (GOLDEN SQUARE (TENTERDEN) MANAGEMENT LIMITED)

New Lease being prepared with a term of 1061 years beginning on and including 25 July 1986 and ending on

and including 25 July 3084

Service/Maintenance Charge: Approximately £50 per month.

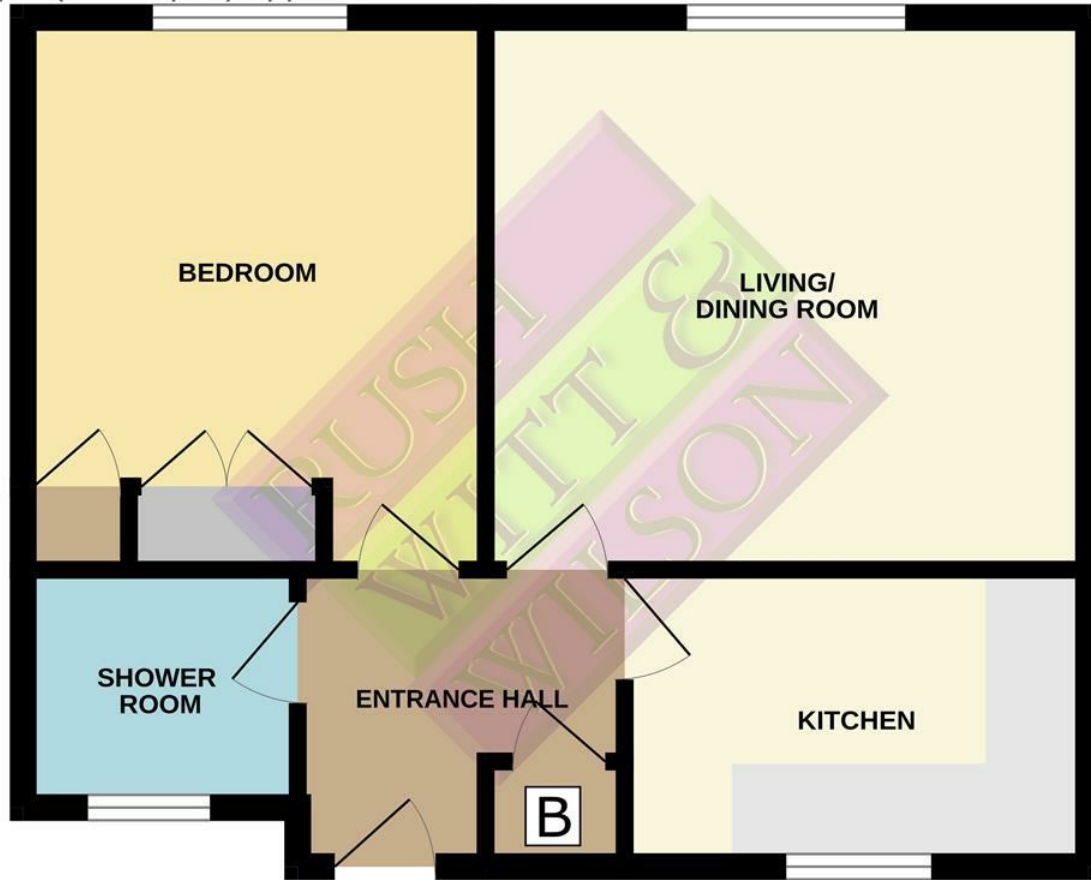
We are advised there is no ground rent payable.

Council Tax Band: B

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.

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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 | | | |
| (92-100) 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 | 70 | 76 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



