

**RUSH
WITT &
WILSON**



Flat 1 Coombe House, Coombe Lane, Tenterden, Kent TN30 6HD
Guide Price £299,950

Rush Witt & Wilson are pleased to offer this spacious first floor apartment with off road parking occupying a highly sought after location in the heart of the town tucked off the High Street. The well-presented accommodation comprises of a generous entrance hallway, impressive 21'6 x 17'5 living/dining room, kitchen, shower room and three bedrooms, the main with double doors opening to a small decked balcony. An internal inspection of this fantastic apartment is highly recommended, for further information and to arrange your viewing please call our Tenterden office.

Communal Entrance

With entrance door to the front elevations and stairs rising to the first floor.

First Floor

Reception Hallway

13'6 x 7'5 max (4.11m x 2.26m max)

With private entrance door to the front elevation, large fitted coat cupboard with double folding doors, radiator, glazed door through to the living/dining room and further doors to:

Bedroom 3

16'6 max x 5'9 (5.03m max x 1.75m)

With Velux style window, range of fitted shelving, radiator and fitted double cupboard housing wall mounted Vaillant gas fired boiler.

Shower Room

Fitted with a modern white suite comprising 'white gloss' vanity unit with low level W.C, inset wash-hand basin and fitted cupboard, large walk-in shower with fitted screen, radiator and electric Velux style window.

Master Bedroom

17'3 x 9'10 (5.26m x 3.00m)

With window and glazed double doors to the side elevation opening to a small decked balcony/terrace, range of fitted wardrobes and radiator.

Bedroom 2

12'9 x 6'5 max (3.89m x 1.96m max)

With window to the side elevation, fitted wardrobes and radiator.

Living/Dining Room

21'6 x 17'5 (6.55m x 5.31m)

With two windows to the front elevation overlooking Coombe Lane, ornamental feature fireplace, two radiators, fitted corner cupboard with display shelving above and archway with steps rising to:

Kitchen

12'6 max x 9'10 max (3.81m max x 3.00m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset white composite 1.5 bowl sink/drain unit and tiled splash-back, inset four burner Bosch gas hob with extractor canopy above, upright unit housing integrated Bosch double oven, integrated standing fridge/freezer, integrated Miele dishwasher, fitted wine rack, access to loft space and window to the front elevation overlooking Coombe Lane.

Outside

Off Road Parking Space/Balcony

To the front is allocated parking for one car.

To the side, accessed off bedroom 1 is a small decked balcony with steps leading to a private gated access on Mockford Alley leading through to the High Street.

Agent Note

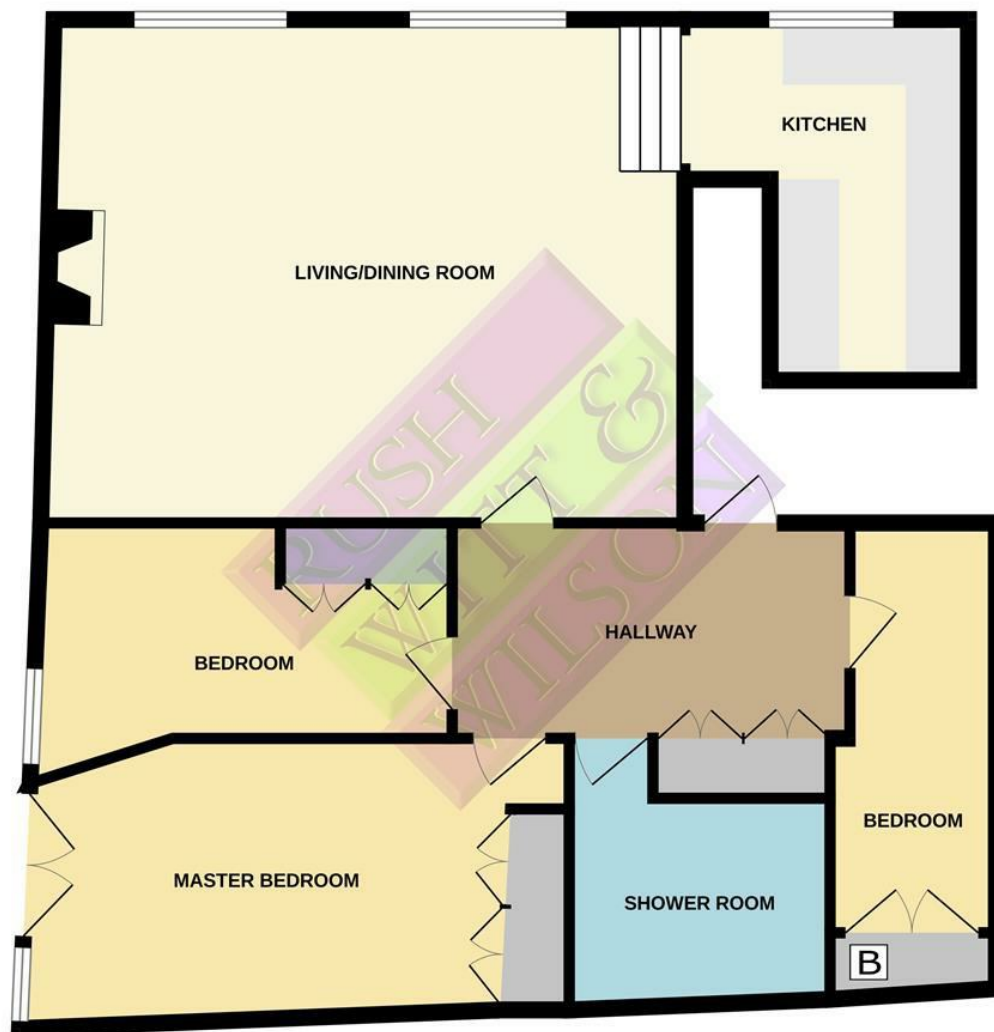
Lease Term: From 25th March 1987 to and including 24th March 2176 (150 years remaining)
We are advised there is no Ground Rent payable.
Building insurance/Maintenance fees are split between the apartments and shops beneath.

Council Tax Band: C

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



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		
(57-68) D		
(45-54) E		
(31-44) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(57-68) D		
(45-54) E		
(31-44) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



