

**RUSH
WITT &
WILSON**



**75 Shrubcote, Tenterden, Kent TN30 7BG
Offers In The Region Of £230,000**

Rush Witt & Wilson are pleased to offer this spacious first floor apartment with a good sized private garden located within walking distance of Tenterden High Street.

The well-presented accommodation comprises of an entrance hallway, two double bedrooms, generous living/dining room, kitchen and bathroom.

Further benefits include UPVC double glazed windows and gas fired central heating. 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.

Private Entrance Hallway

With obscured glazed entrance door to the side elevation, radiator and stairs rising to the first floor with space and plumbing beneath for washing machine.

First Floor

Landing

With window to the side and rear elevations, access to loft space, radiator, fitted coat cupboard, cupboard housing wall mounted gas fired boiler and doors to:

Bedroom 2

11'5 x 10'3 (3.48m x 3.12m)

With window to the front elevation, fitted wardrobe and radiator.

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin and panelled bath, radiator and obscured glazed window to the rear elevation.

Living/Dining Room

13'8 x 11'10 (4.17m x 3.61m)

With window to the front elevation, feature fireplace with wooden surround, wood effect laminate flooring, radiator and doors to:

Kitchen

11'11 x 6'10 (3.63m x 2.08m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock effect work surface with decorative tile effect splashback and inset stainless steel sink/drain unit, inset electric hob with integrated oven beneath and stainless steel extractor canopy above, space and point for low level fridge & freezer, windows to rear elevations and radiator.

Bedroom 1

13'11 x 10'0 (4.24m x 3.05m)

With window to the front elevation and radiator.

Outside

Garden

Enclosed private area of garden being predominantly laid to lawn with a selection of planted shrubs.

Agent Note

Freeholder: Ashford Borough Council

Lease: From and including 26 June 2003 to and including 26 June 2128 (103 years remaining)

Ground Rent: £10 p/a

Service Charge/Building Insurance : circa £560 p/a

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.

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.
Made with Metropix ©2024

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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(01-01) B	
(09-00) C	
(55-00) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



