

**RUSH  
WITT &  
WILSON**



**4 Oak Tree Court Smallhythe Road, Tenterden, TN30 7EQ  
Offers In The Region Of £400,000**

Rush Witt & Wilson are pleased to offer this well presented ground floor two bedroom apartment with allocated parking space forming part of the sought after 'Oak Tree Court', these apartments are specifically designed for the over 60's having been constructed by McCarthy & Stone in 2018 and offer a highly convenient location just a short walk from Tenterden high street.

The well-proportioned accommodation comprising of a generous entrance hallway with fitted 24-hour Tunstall emergency response system, living/dining room opening to a paved patio, fitted kitchen, shower room, utility cupboard and two double bedroom, the main with an en-suite shower room and fitted walk-in wardrobe. Offered to the market CHAIN FREE.

Further benefits at Oak Tree Court a delightful communal lounge with kitchen area and patio doors that open through to the stunning landscaped communal gardens, there is also a dedicated house manager on site during working hours, camera door entry system and a guest suite (subject to availability/fees apply).

An internal inspection of this apartment is highly recommended, for further information and to arrange your viewing please call our Tenterden office.

#### **Communal Entrance**

With security automated doors to the front elevations opening to a reception area where the house managers office is located, a corridor proceeds through to the communal lounge, a lift and staircase give access to the upper floors.

#### **Entrance Hallway**

With private entrance door, fitted 24-hour Tunstall emergency response system, hall mounted security door entry system unit with intercom, recessed ceiling spotlights, wall mounted electric radiator/heater, solid wooden doors to:

#### **Utility Cupboard**

Useful walk-in utility/storage cupboard with tiled flooring, space and plumbing for washing machine, boiler and Vent Axia system.

#### **Shower Room**

Fitted with a contemporary suite comprising 'white gloss' vanity unit with low level W.C with concealed cistern and inset wash-hand basin with fitted storage beneath, wall mounted illuminated mirror, large walk-in level access shower, stainless steel heated towel rail, tiled flooring with under floor heating and part tiled walls.

#### **Living/Dining Room**

19'1 x 11'3 (5.82m x 3.43m)

With window glazed door to the rear elevation opening to a paved patio area, wall mounted electric radiator/heater and solid wood door with glazed panels leading to:

#### **Kitchen**

8'1 max x 7'9 max (2.46m max x 2.36m max)

Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset stainless steel sink/drain unit, inset four ring NEFF electric induction hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated NEFF oven and microwave, integrated NEFF fridge/freezer, under cabinet down lighting, tiled flooring with underfloor heating and window to the rear elevation.

#### **Bedroom 1**

19'9 x 9'11 (6.02m x 3.02m)

With window to the rear elevation, wall mounted electric radiator/heater, walk-in wardrobe with fitted hanging rail, shelving and draws. Door to:

#### **En-Suite Shower Room**

Fitted with a contemporary suite comprising 'white gloss' vanity unit with low level W.C with concealed cistern and inset wash-hand basin with fitted storage beneath, wall mounted illuminated mirror, large walk-in level access shower, stainless steel heated towel rail, tiled flooring with under floor heating and part tiled walls.

#### **Bedroom 2**

15'1 max x 9'6 max (4.60m max x 2.90m max )

With window to the rear elevation and wall mounted electric radiator/heater.

#### **Outside**

#### **Communal Gardens**

To the front No4 benefits from a single allocated parking space.

Accessed via patio doors from the communal lounge the landscaped gardens are a particular feature of Oak Tree Court and offer a selection of brick paved seating areas with a selection of established beds planted with a selection mature shrubs and selection of mature trees, a pathway leads down to an area lawn which proceeds to the rear/side of the development with a number of benches.

#### **Agent Note**

Lease 999 Years from 1st January 2018

Ground Rent: circa £495 p/a

Service Charge: circa £4183.20 p/a

Please note the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs for the homeowners lounge and other communal areas are also covered in the service charge.

#### **Service Charge (Breakdown)**

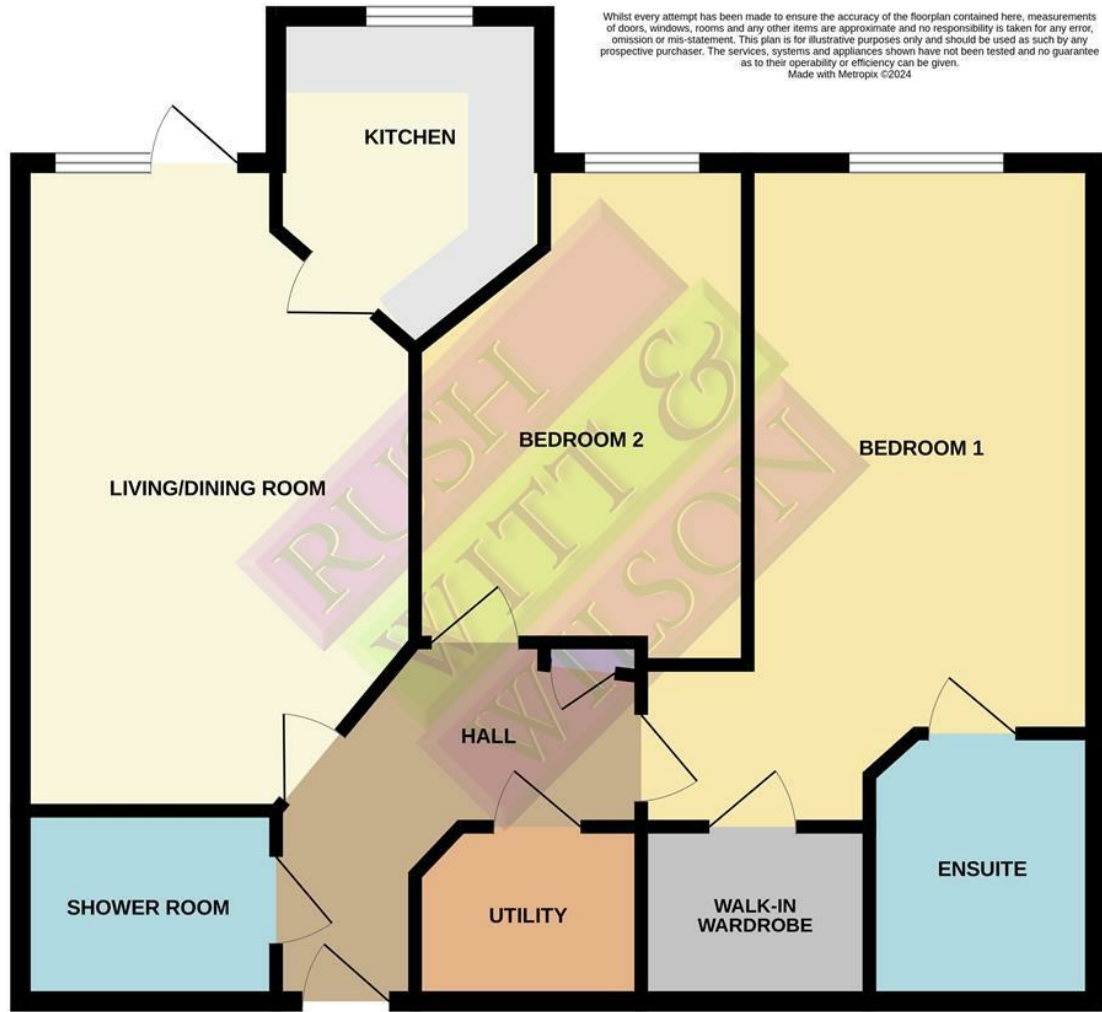
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact the House Manager.

Council Tax Band: D

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.  
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GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	85
(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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

