



HUNTERS[®]

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Cedar Court, Woodbury Lane, Tenterden | Asking Price £250,000
Call us today on 01580 763278



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



NO ONWARD CHAIN - A fantastic two bedroom ground floor retirement property situated just a stones throw from the High Street in a peaceful setting, yet conveniently located for enjoying everything that Tenterden has to offer.

This spacious apartment benefits from an entrance hall leading to a generous sitting/dining room with glazed door leading out to a secluded garden area and glazed French doors into the kitchen, fitted with a range of wall and base units, integrated under counter oven, hob with extractor above, stainless steel sink and space for further appliances.

The hall also leads to two double bedrooms both benefiting from built in storage and attractive outlooks, a large storage cupboard and a modern shower room with walk in shower cubicle, basin with vanity beneath, WC, fitted wall cupboards and heated towel rail.

Cedar Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom.

It is a condition of purchase that residents be over the age of 65 years, or in the event of a couple, one must be over the age of 65 years and the other over 60 years.

Externally the property offers communal gardens and communal parking for residence.

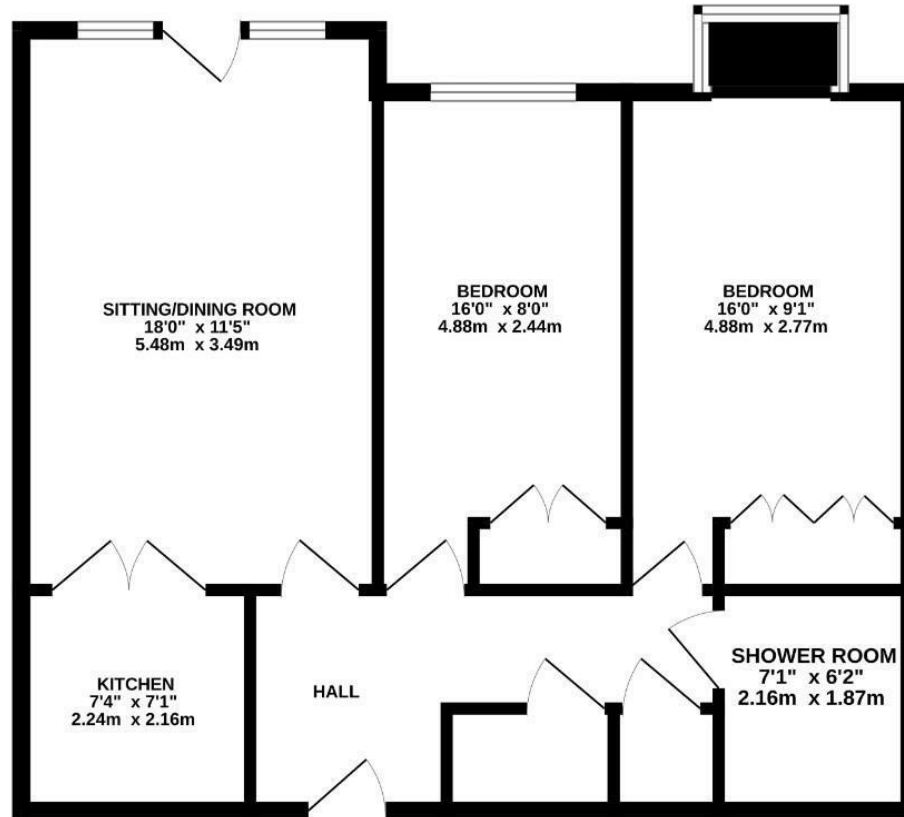
Lease: 125 years from September 1990

Service Charge £4912.00 per annum. Ground Rent £534.00 per annum.

The property is situated just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa.

Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles). where Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx.

GROUND 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 misstatement. 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

102 High Street, Tenterden, TN30 6HT | 01580 763278
| tenterden@hunters.com

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