



Elmfield Place, Tenterden, TN30 6RE

Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. NO ONWARD CHAIN. A superb two double bedroom apartment within a highly desirable select development which is situated just off the high street offering a striking reception room, secure parking and communal gardens.

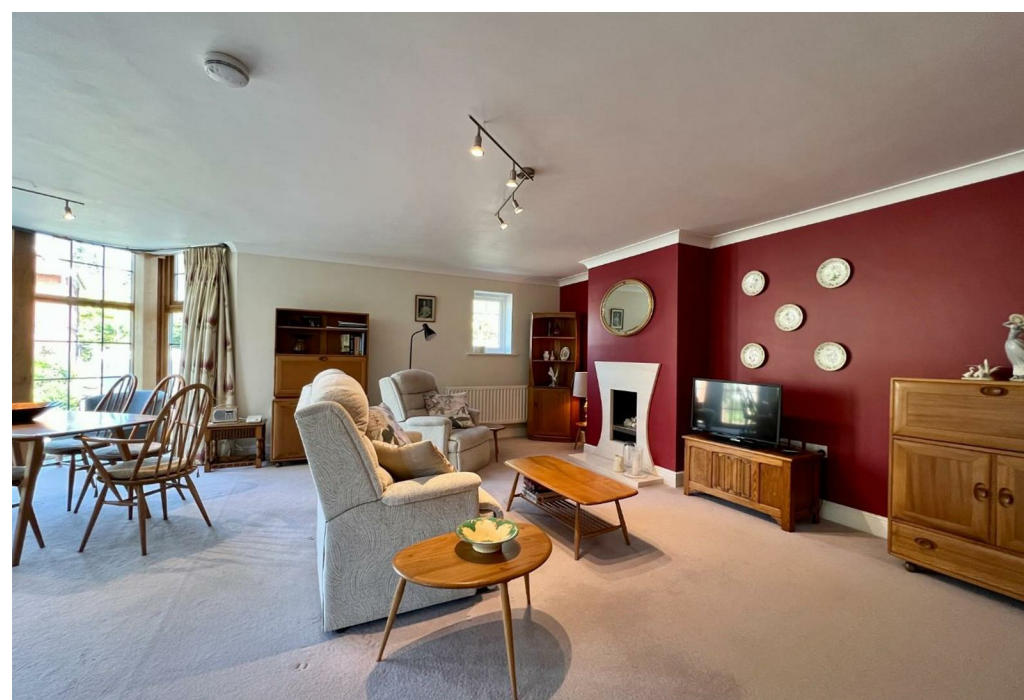
This spacious apartment offers communal entrance hall with entry phone system and lift, a large sitting room/dining room with floor to ceiling windows and Juliet Balcony and access to kitchen. The kitchen offers a range of wall and base units with integrated oven, hob, fridge, freezer and washing machine. The hallway with airing cupboard leads to a large master bedroom with a range of fitted wardrobes and recently updated en-suite shower room, second bedroom and bathroom. The property also benefits from attractive communal gardens, gravel driveway providing visitors' parking and access to allocated parking. Grounds of the secure, gated development are all beautifully landscaped and well maintained, offering a delightful setting for the apartments.

Agents notes: 999 year lease from 2005. Share of Freehold with a service charge of approximately £1650 every 6 months.

Elmfield Place is situated just a short walk from the picturesque tree-lined High Street of Tenterden. This popular town offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

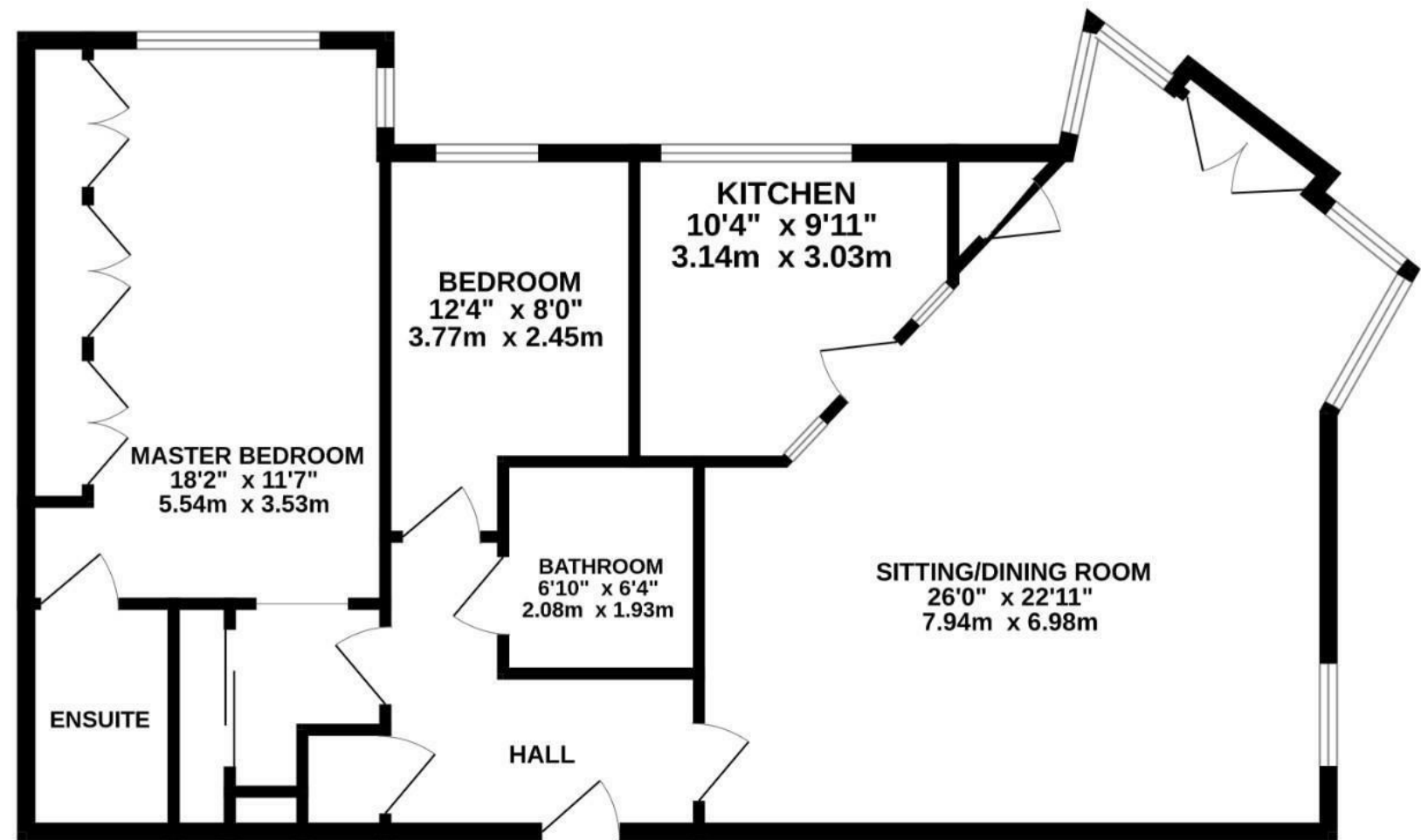
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 30-minute drive to the coast and 40 minutes' drive to Euro Tunnel.

Services – Mains Water, Sewerage, Gas and Electricity
Average Broadband Speed 16mb – 1000mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low



2ND FLOOR

Tenure: Leasehold
Council Tax Band: E



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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- SPACIOUS TWO BEDROOM APARTMENT
- OPEN PLAN LIVING AREA
- EN-SUITE AND BATHROOM
- SECURE DOOR ENTRY
- GATED COVERED PARKING BAY
- CLOSE TO HIGH STREET
- EPC RATING C
- COUNCIL TAX BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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		
(92 plus) 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	

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.

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