



Apartment 12 Oaks Gate, Tenterden, TN30 6RF

Guide Price £325,000 - £350,000



A modern two-bedroom split level apartment with roof terrace, secure access and underground parking, located within the popular Oaks Gate development just a short walk from Tenterden High Street.

The accommodation offers an entrance hall with access to the main bathroom, storage cupboard, stairs up to bedrooms and a doorway leading to a spacious open plan living area featuring two bay windows and a stylish newly installed kitchen, offering a range of high gloss wall and base units, integrated fridge freezer, further freezer, washing machine, undercounter oven, gas hob and extractor above.

Stairs lead up to a bright landing and two generous double bedrooms including the master with en-suite shower room. Both bedrooms and the landing offer French doors leading out to a balcony that runs the width of the apartment.

Externally the development offers use of the communal landscaped gardens. The property also benefits from a tandem parking space in the secure underground car park.

The development is accessed via a secure intercom system into the communal garden area. Doorways lead to the entrance halls offering stairwell access up to the apartment and stairs or lift to underground gated carpark.

Oaks Gate 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.

2023-2024 Service charge: £3569.70 per annum (paid in two six monthly instalments £1,784.85)

Services: Mains gas, electricity, water and drainage. Gas central heating.

Tenure: Leasehold 999 years from 2005.

Services – Mains Water, Sewerage, and Electricity and Gas

Broadband – Average Broadband Speed 20mb – 80mb

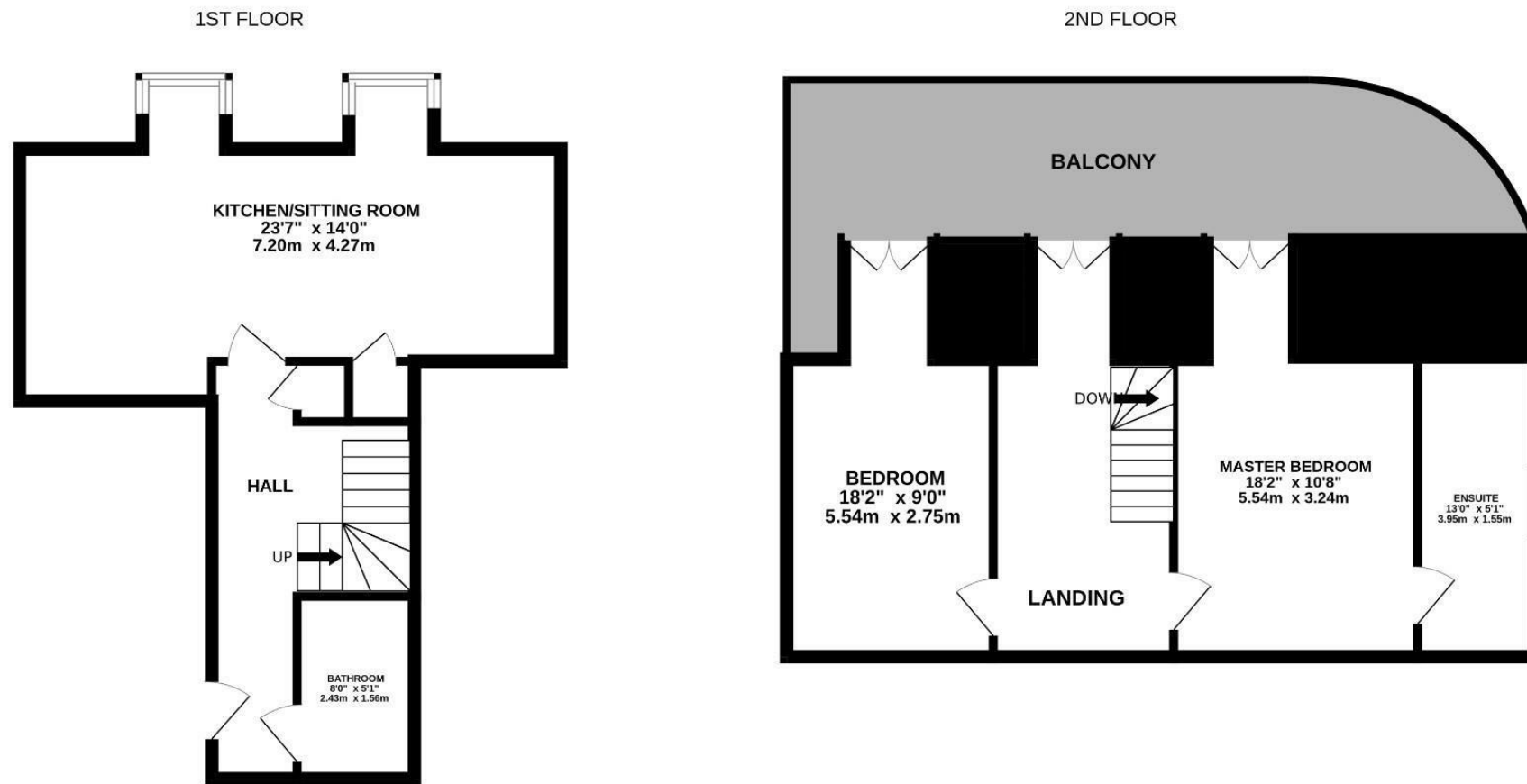
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low





Tenure: Leasehold
Council Tax Band: D



- SPACIOUS SPLIT LEVEL APARTMENT
- TWO BEDROOMS
- EN-SUITE AND MAIN BATHROOM
- OPEN PLAN LIVING AREA
- NEWLY INSTALLED KITCHEN
- CLOSE TO HIGH STREET
- SECURE UNDERGROUND PARKING
- COUNCIL TAX BAND D - EPC TBC

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		81	81
(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			
(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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