





# Flat 2 Cedar House, Tenterden, TN30 6BL

£250,000



**NO ONWARD CHAIN.** An immaculately presented one bedroom apartment with spacious open plan kitchen/living/dining area and allocated parking, situated just a few minutes' walk from the picturesque tree-lined High Street of Tenterden.

This modern home apartment is beautifully presented and offers entrance hall leading to a bright and spacious open plan kitchen/living/dining area, fitted with a range of modern wall and base units with integrated fridge freezer, undercounter oven, hob and extractor above. The hall also leads on to the main bedroom, bathroom with suite comprising of bath with shower above, pedestal basin, WC and heated towel rail, and a generous walk in utility cupboard with plumbing for washing machine.

The apartment is situated a short walk from 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 the high-speed service is available to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

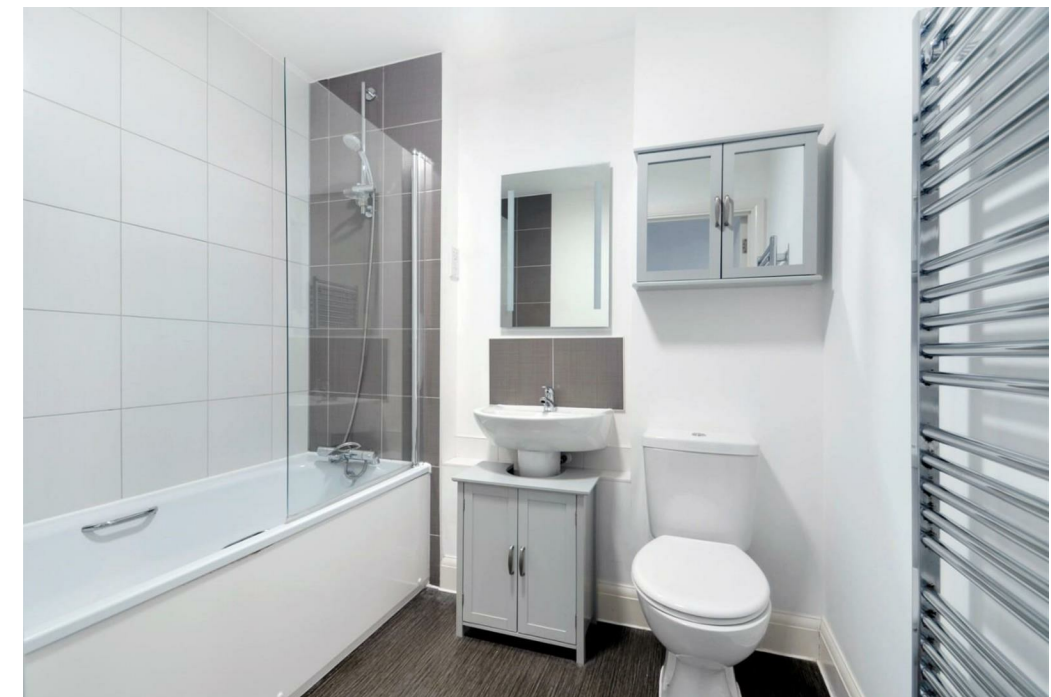
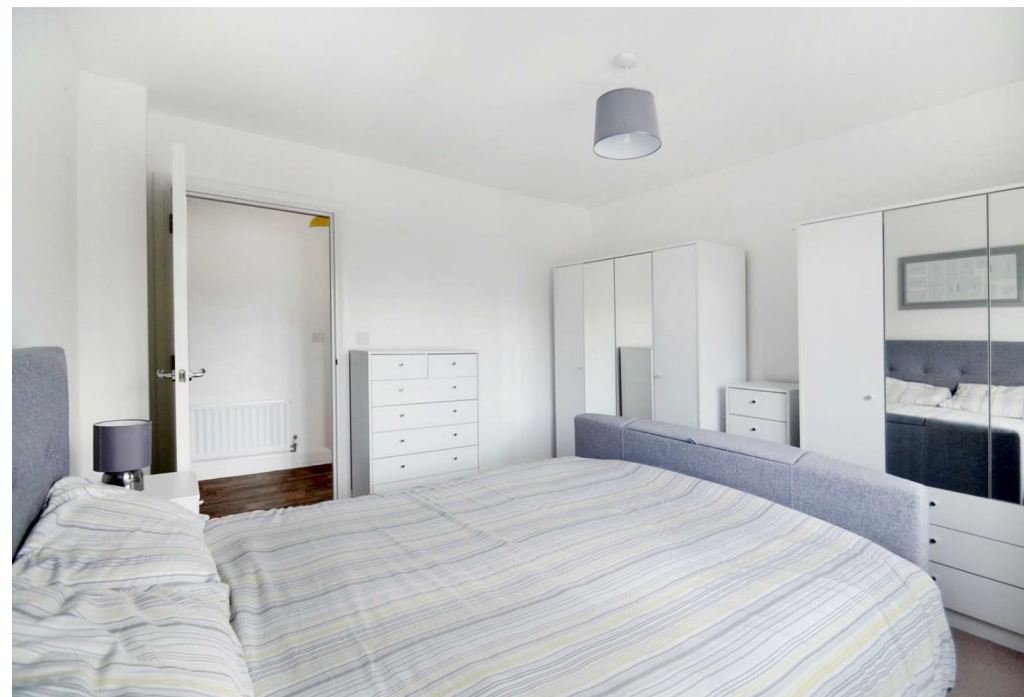
Tenure – Leasehold

Services – Mains Water, Sewerage, Gas and Electricity

Broadband – Average Broadband Speed 16mb – 1000mb

Mobile Phone Coverage – Good

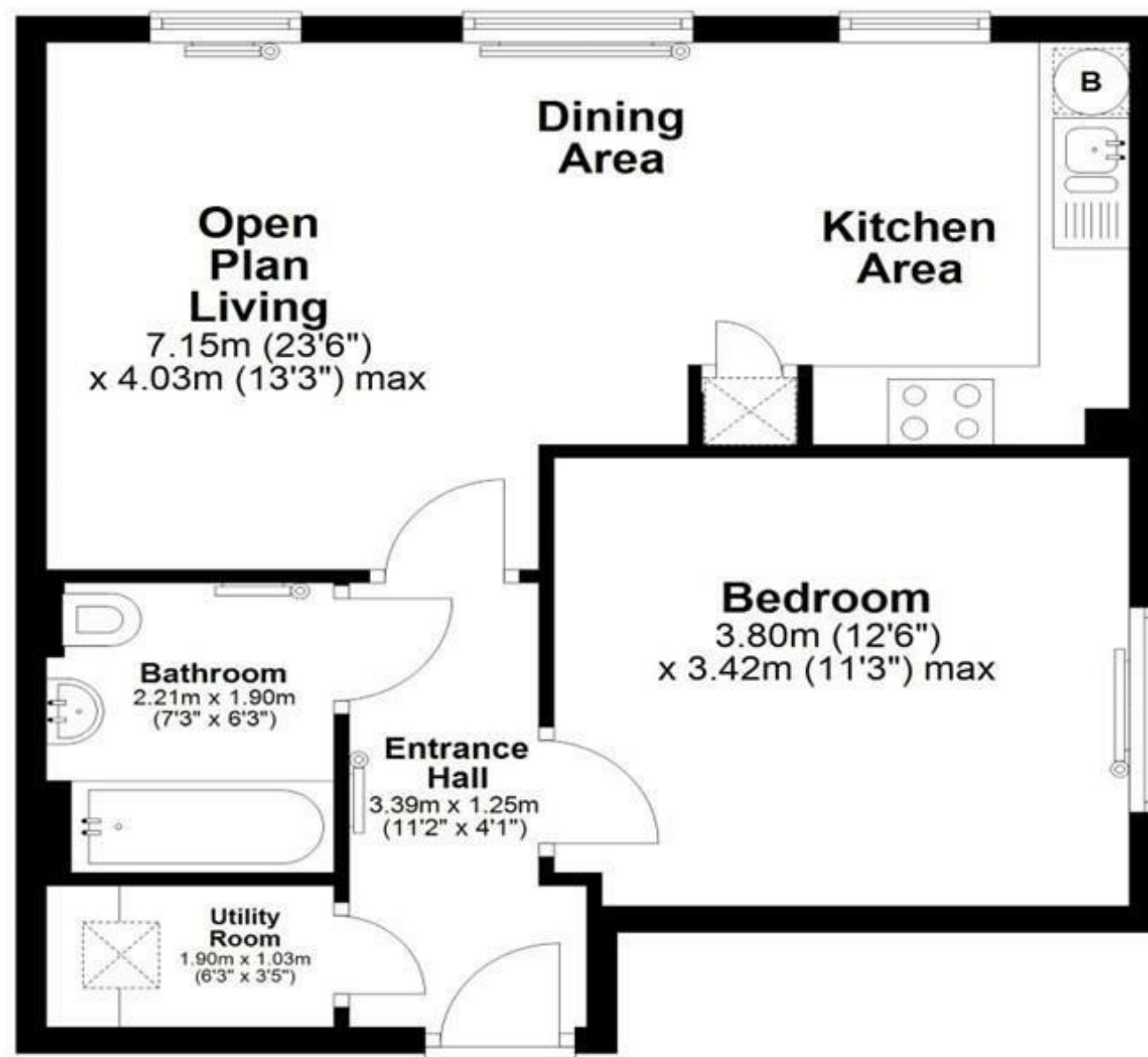
Flood Risk – Very Low







Total area: approx. 50.4 sq. metres (542.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - March 2024

Tenure: Leasehold  
Council Tax Band: C

- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- NO ONWARD CHAIN
- WALKING DISTANCE TO HIGH STREET
- COUNCIL TAX BAND C
- EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

**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.