



High Street, Tenterden, TN30 6AP

Guide Price £280,000 - £300,000



GUIDE PRICE £280,000 - £300,000. Charming and well-presented Grade II Listed two-bedroom second floor apartment offering flexible accommodation including a modern kitchen and shower room, positioned in a prime location centrally located on Tenterden High Street.

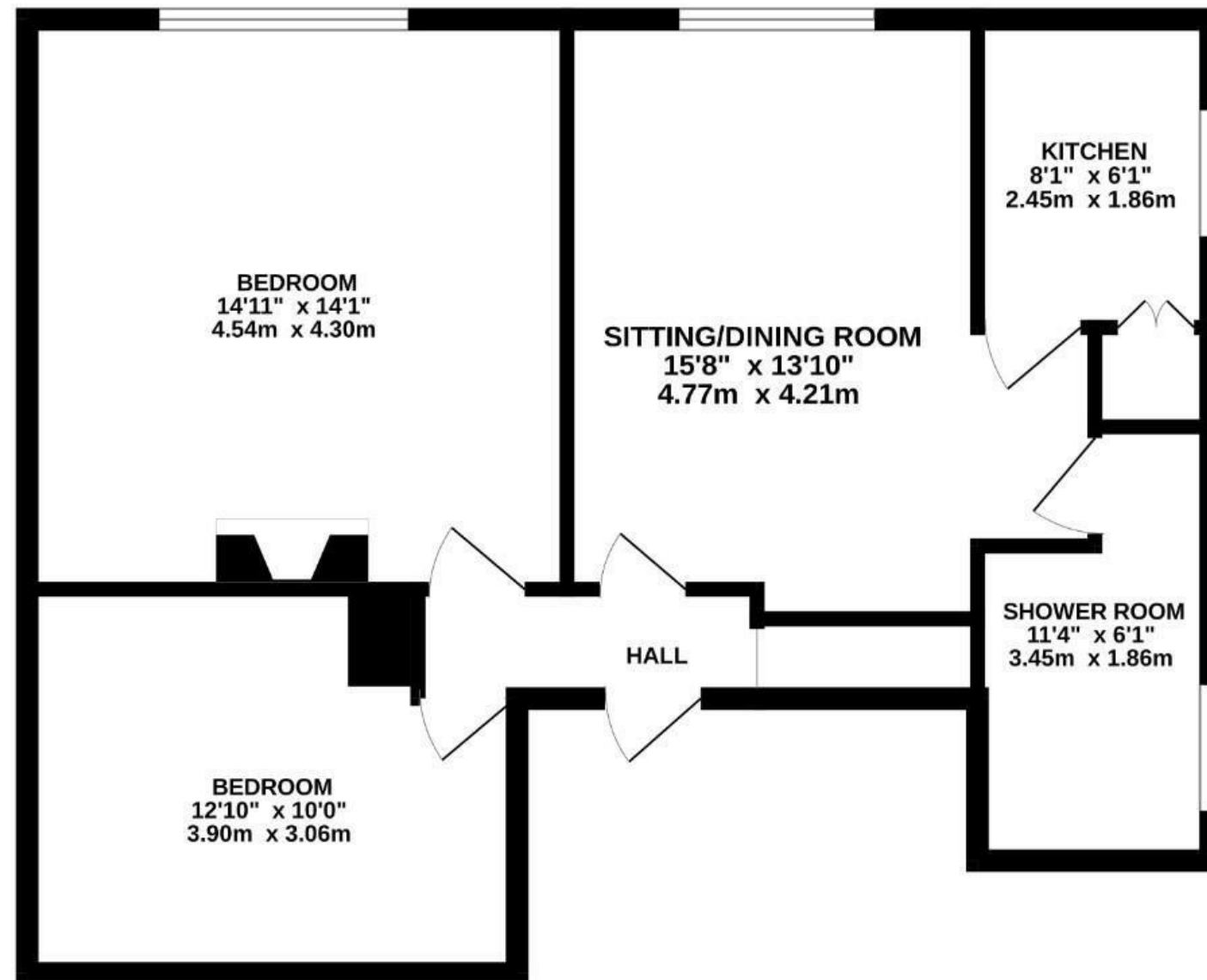
Secure access from just off the High Street leads to an internal staircase and hall, and onwards to the apartment entrance. The accommodation boasts many character features including an array of attractive beams and comprises of an entrance hall with doorways leading to the master bedroom with window overlooking the High Street (currently in use as second reception room), a further bedroom with window to the rear, and an attractive sitting/dining room with window overlooking the High Street with further doorways leading to a stylish kitchen fitted with a range of modern high gloss wall and base units with integrated microwave, single oven, hob with extractor above and dishwasher, and to a modern shower room with attractive exposed brick, walk in shower cubicle, WC and space for washing machine.

The property is situated in a prime position on the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants and within easy access to two popular golf courses, Tenterden Golf Course, and London Beach 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 departs 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 Lease Details: 151 years remaining
Ground Rent: £300 per annum
Service Charge: £1590 per annum
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Fibre – Average speed 18mb to 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
Council Tax Band: C



GROUND FLOOR



Tenure: Leasehold
Council Tax Band: C

- CHARMING TWO BEDROOM APARTMENT
- PERIOD STYLE WITH CHARACTER FEATURES
- PRIME HIGH STREET POSITION
- FLEXIBLE ACCOMMODATION
- MODERN FITTED KITCHEN
- IDEAL INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND C

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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