





# 32 Cedar Court, Woodbury Lane, Tenterden, TN30 6JH

Asking Price £245,000



ASKING PRICE £245,000. NO ONWARD CHAIN - A fantastic two-bedroom retirement apartment situated just a stone's throw from the High Street in a peaceful setting, yet conveniently located for enjoying everything that Tenterden has to offer.

This spacious second floor apartment benefits from an entrance hall leading to a generous double aspect sitting/dining room with glazed French doors into the kitchen, fitted with a range of wall and base units, integrated under counter oven, hob with extractor above and space for further appliances.

The hall also leads to two bedrooms both benefiting from built in storage, storage cupboards and a modern shower room with walk in shower cubicle, mounted basin with vanity beneath, WC with concealed cistern, 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 Appello 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 residents.

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 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. 38mins).

Leasehold – 125 years from September 1990  
Service Charge £5300.40 per annum. Ground Rent £534.00 per annum.

Services – Mains Water, Sewerage and Electricity

Heating – Electric Central Heating

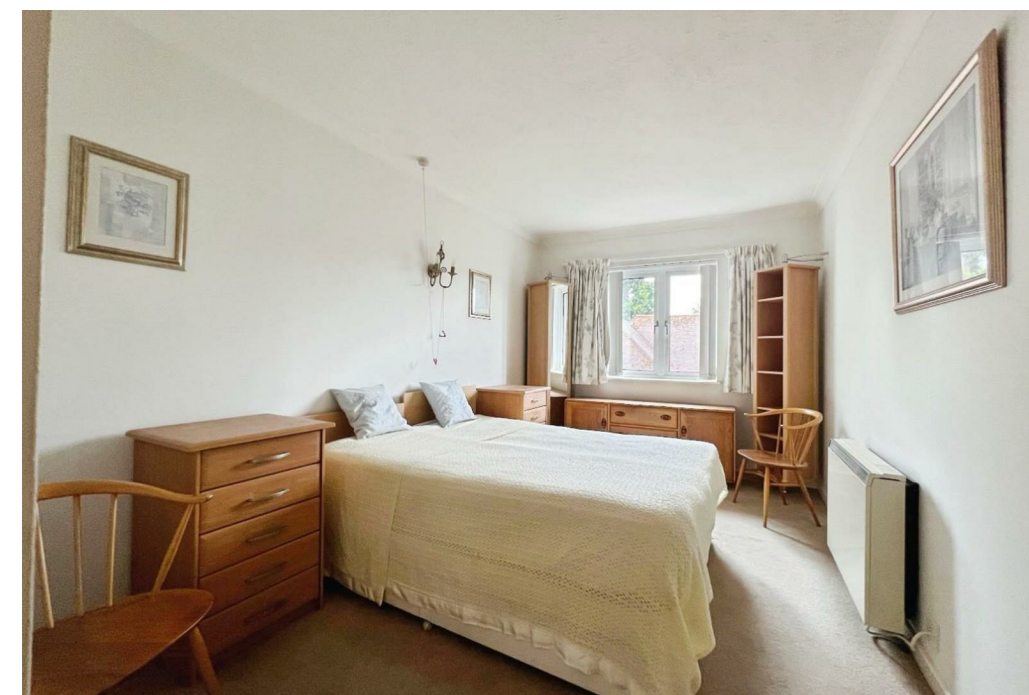
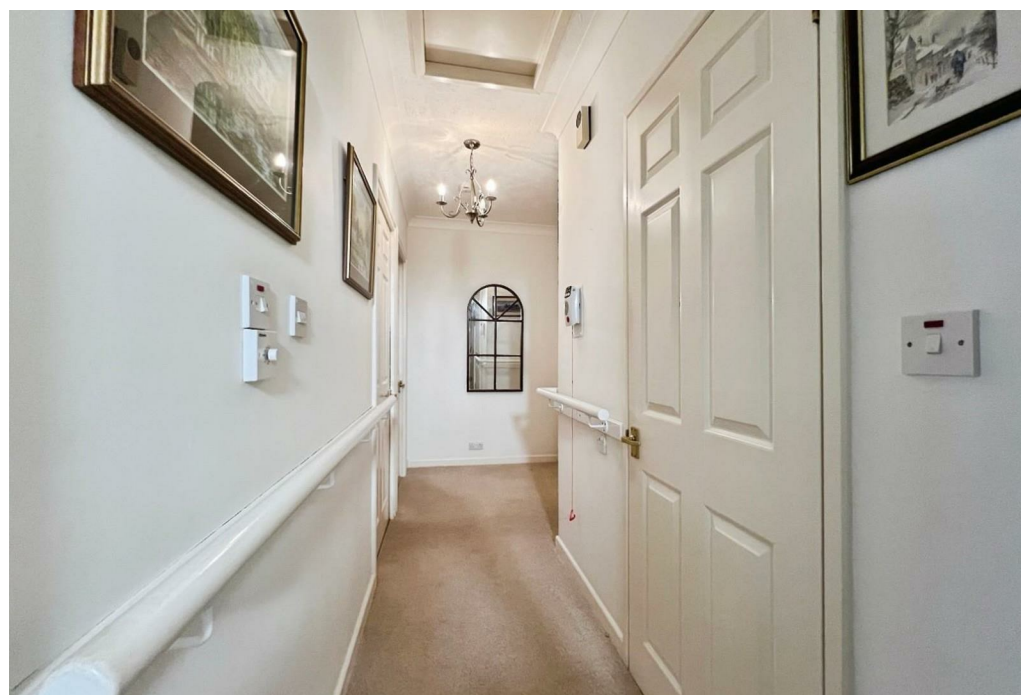
Broadband – Average Broadband Speed 16 mb – 36mb

Mobile Phone Coverage – Okay to Good

Flood Risk – Very Low

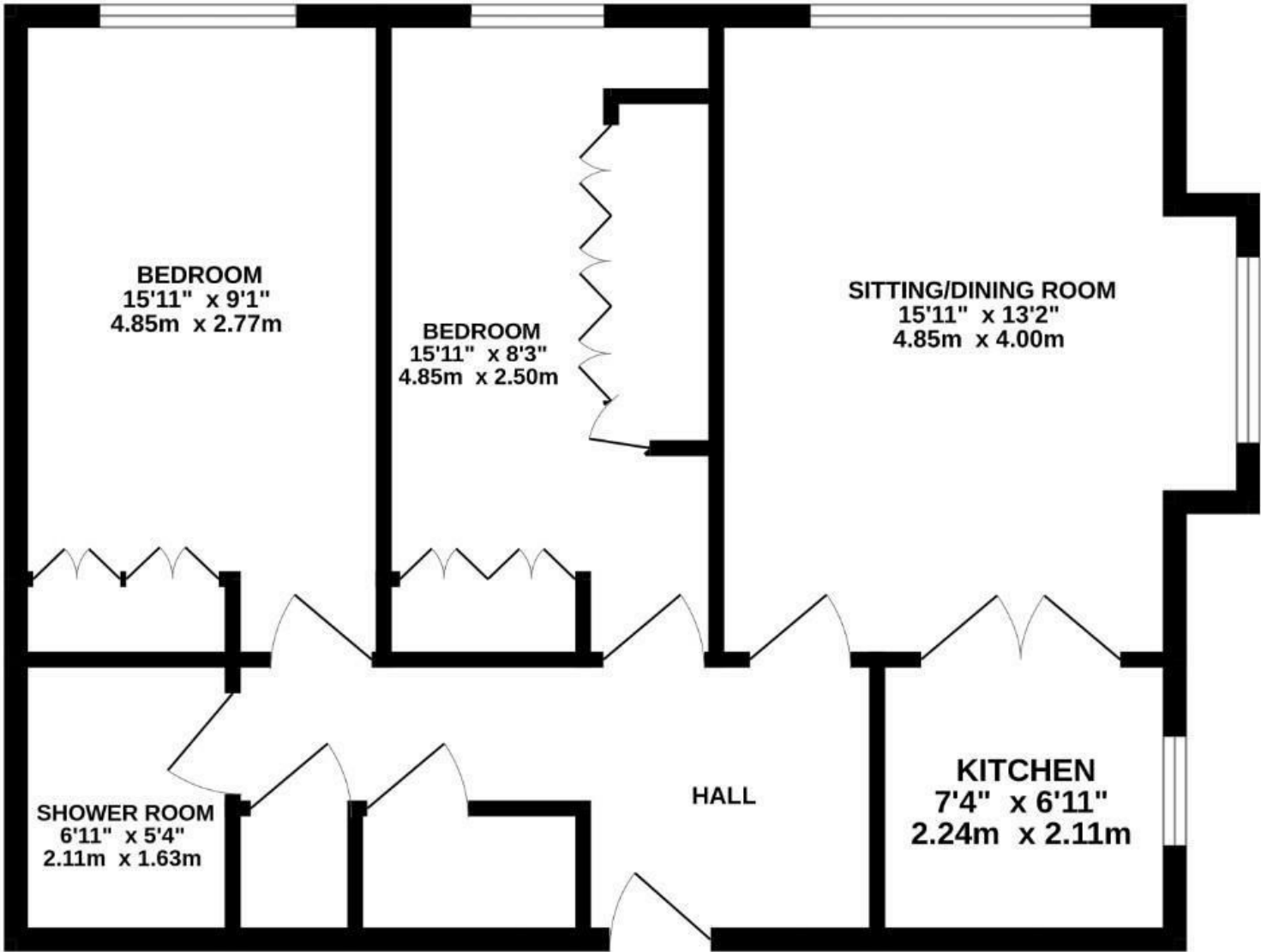
Ashford Borough Council – Council Tax Band D

EPC Rating TBC





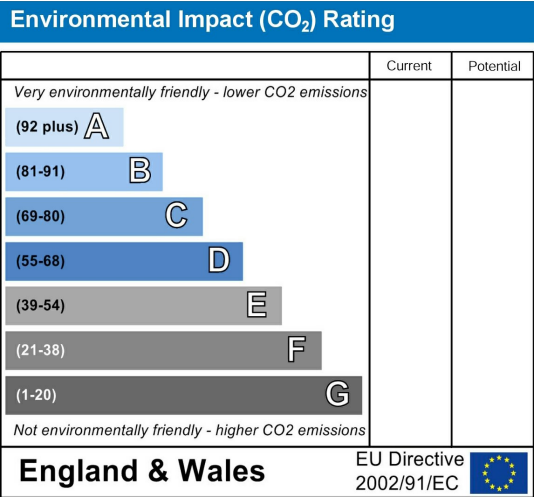
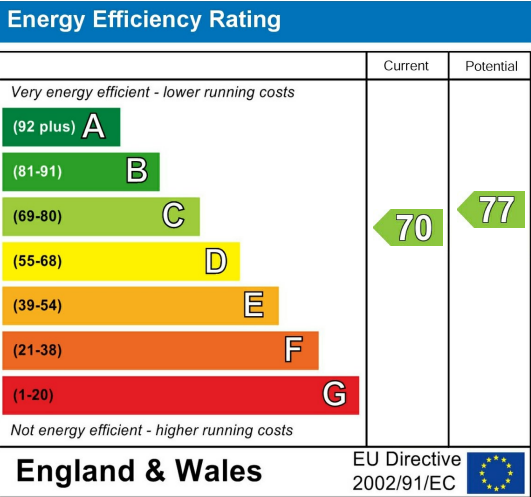
2ND FLOOR



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 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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Tenure: Leasehold  
Council Tax Band: D

- TWO BEDROOM SECOND FLOOR APARTMENT
- NO ONWARD CHAIN
- WALKING DISTANCE TO HIGH STREET
- OVER 65'S RETIREMENT PROPERTY
- RESIDENTS LOUNGE
- COMMUNAL LAUNDRY
- 24 HOUR EMERGENCY CARELINE SYSTEM
- GUEST SUITE
- EPC RATING C
- COUNCIL TAX BANDING D



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.