



# The Lindens, St. Benets Way, Tenterden, TN30 6QT

GUIDE PRICE £280,000 - £300,000



GUIDE PRICE £280,000 - £300,000. Spacious two-bedroom first floor apartment with open plan living area, master bedroom with en-suite shower-room and allocated parking, situated on a popular development within walking distance to the tree lined Tenterden High Street.

The well-presented accommodation offers entrance hall with useful storage cupboard and leads to a bright and generous sitting/dining room with dual sash windows overlooking the communal gardens and doorway leading to the kitchen, fitted with a range of beech wall and base units and offering an integrated fridge freezer, washing machine, undercounter double oven, hob and extractor.

From the hall, further doorways lead to the master bedroom with built in wardrobes and ensuite shower room with large walk-in shower, pedestal basin, WC and heated towel radiator, a second double bedroom with airing cupboard in situ and the main bathroom with suite comprising of bath with shower attachment, fitted vanity unit with mounted basin and WC with concealed cistern.

The main building is accessed via a secure entry system to the front and rear. To the front is a well maintained communal garden with pathways leading around the building to the allocated parking space and out to the footpath just a short walk from the High Street. In addition to the allocated parking space, further road parking is available without restrictions.

The property 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 of two popular golf courses, Tenterden Golf Course, and London Beech 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 offering journeys to London St Pancras in approx. 37 minutes. The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Leasehold – Lease remaining 982 Years

Ground Rent – Payable in two six monthly instalments of £147.50

Building Insurance - Current years premium £512.31

Annual Service Charge - £ TBC

Services – Mains Water, Sewerage, Gas Heating and Electricity

Broadband – Average Broadband Speed 16 mb – 1000 mb dependant on package purchased

Mobile Phone Coverage – Okay to Good

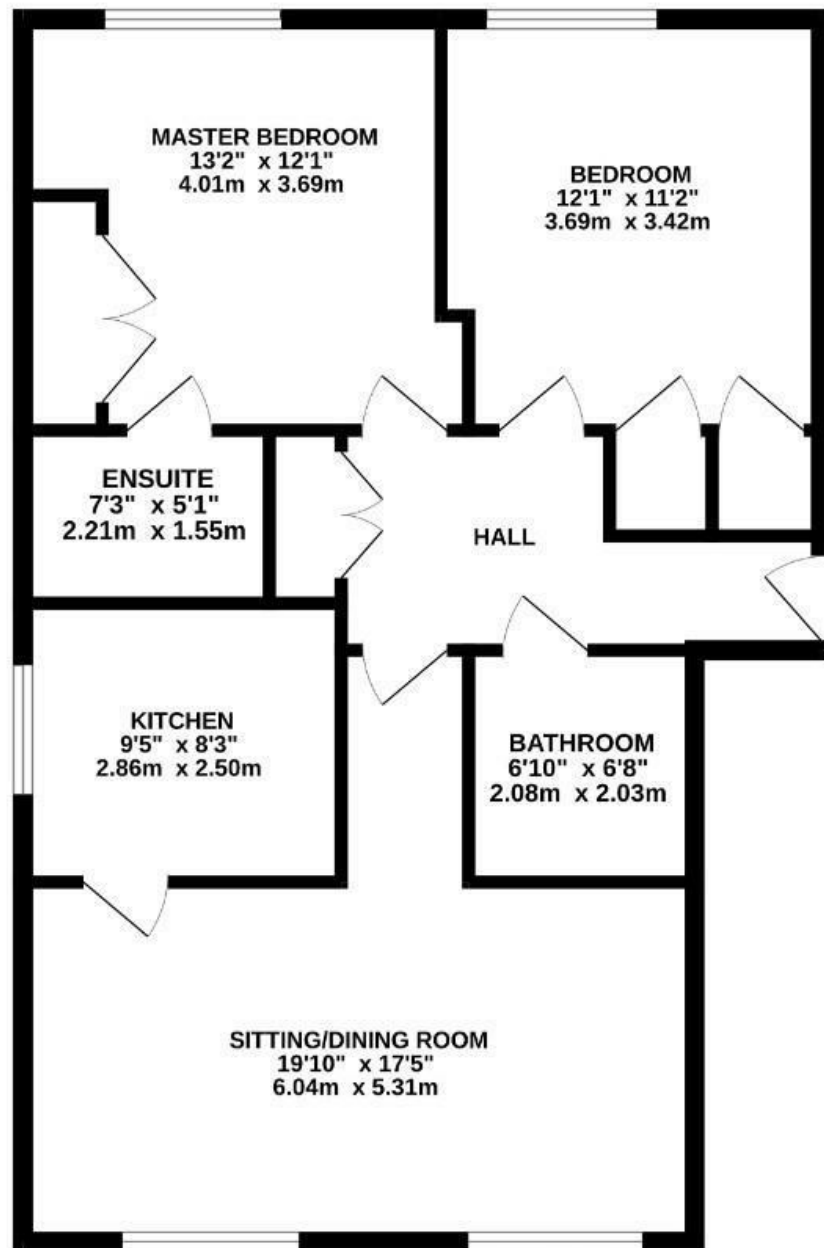
Flood Risk – Very Low

Ashford Borough Council – Council Tax Band C

EPC Rating C



FIRST 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: C

- SPACIOUS FIRST FLOOR PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GENEROUS OPEN PLAN SITTING/DINING ROOM
- LEVEL WALKING DISTANCE TO HIGH STREET
- SECURE ENTRY SYSTEM
- NO ONWARD CHAIN
- ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.