



'Our Focus Determines Your Reality'



THE COBS
Woodbury Lane
Tenterden
Kent
TN30 6JH



Entrance Hall * Sitting/Dining Room
Fitted Kitchen

Principal Bedroom with Ensuite * Further Double Bedroom
Family Shower Room

Courtyard Garden * Garage * Driveway Parking



ATTRACTIVE GROUND FLOOR APARTMENT

This attractive ground floor apartment is one of twenty-seven apartments and houses within The Cobs retirement development completed in 1991. There is a minimum age requirement of 55 and the services include a visiting manager and emergency alarm service.

The accommodation consists of an entrance hall, double aspect sitting/dining room with decorative fireplace and fitted kitchen; there is a principal bedroom with ensuite w.c. with plumbing to reinstate as a shower room, a further double bedroom and a family shower room.

A door from the entrance hall opens into the courtyard garden, which is paved with raised flower and shrub beds, a gate in the fence opens to a store. There is a door from the courtyard into a garden store, a further door into the garage and there is also driveway parking. The apartment also comes with the lawn and flowerbeds which wraparound the property.

Subject to any necessary permissions, the garden store which is attached to the entrance hall could be used to create a utility room with a door knocked through from the entrance hall.

The development is within walking distance of the High Street in the picturesque Cinque Ports Town of Tenterden.



TENTERDEN

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

Locally there are several sporting facilities, including a leisure centre and several golf courses.

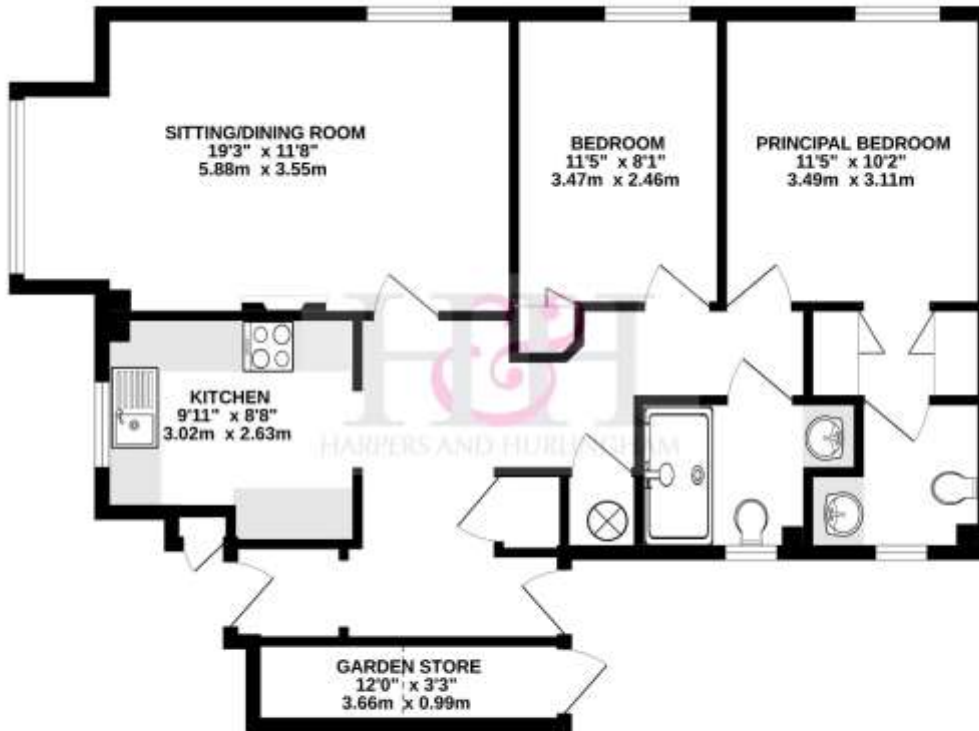
SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's, and Benenden.

Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.



GROUND FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA: 815 SQ. FT. (75.850 M²)
(includes Garden Store)
(No guarantee is given in the square footage of this property: the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(Please note that the fixtures and fittings are not necessarily included in the sale)
Every effort has been made to ensure the accuracy of the floorplan contained here; measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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SERVICES

Mains electricity, water and drainage. Electric storage heaters

Ashford Borough Council - Council Tax Band D

EPC Rating: D – full details available on request

No Trade or Businesses, no livestock other than usual domestic pets. Plus no parking of caravans or boats. Alterations or development of property require permission from landlord.

Annual service charge approximately £350 – full details available on request

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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