



8 Orchard Yard, Canterbury Road, Wingham, CT3 1EW

A spacious, two-bedroom first floor apartment with open plan living located on an exclusive development for over 55's.

Entrance Hall

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Ensuite

Car Barn

Patio Garden

**199 year Lease (from
2020)**

No Ground Rent

55+ Age Covenant.

The Property

8 Orchard yard offers a welcoming entrance with spacious hallway that provides access to all the main rooms.

The open plan living area is bright and airy, comprising of a modern kitchen with integrated appliances such as a NEFF oven and hob along with a dishwasher and fridge freezer. The kitchen also has a useful island with pendant lighting.

The living and dining areas are dual aspect, creating an airy and bright atmosphere, and include a feature flame effect electric fireplace.

The property has two double bedrooms, each with their own walk-in wardrobe. The master bedroom also boasts an en-suite bathroom, complete with a bath, rainfall shower and WC. In addition the property has a stylish, modern bathroom and a convenient utility room.

Underfloor heating and double glazing throughout ensure comfort and energy efficiency.

A car port is located close to the property along with a secure storage pod which has electricity and light.

Guide Price: £600,000 (Leasehold)

Directions to Orchard Yard,

**For Sat Nav Directions please use the postcode:
CT3 1EW**

**Please Note: Upon resale of the property, Cognatum
Estates management company charge 1% of sale price
plus VAT for the leasehold pack, payable by the vendor.**

For viewings please call the Estate Manager on 01227 851113 or 07917 901916 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



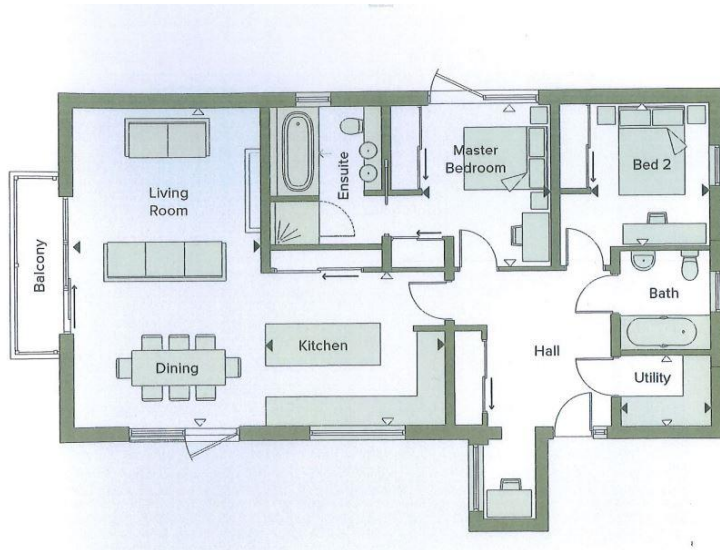
Bedroom 1



Bedroom 2



Bathroom



Rear of Apartments

Approximate Gross Internals: 1144 ft² Service Charge: £8907 pa Energy Performance Rating: B Council Tax Band: B

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Orchard Yard

Nestling against the garden walls of the former Wingham Manor House, Orchard Yard is a stunning blend of old and new, tradition and innovation. The properties overlook spacious grounds with meandering pathways among silver birch, a flower meadow and an orchard, allotments for the green fingered residents and a clubhouse for social events.

An ancient settlement, Wingham was a village by the Roman era, and the Domesday book notes that during Saxon times Wingham Manor was in the possession of the Archbishop of Canterbury. Several buildings date back to the C12th, including two pubs with listed status and the Parish church of St Mary the Virgin, the spire of which can be glimpsed from the grounds of Orchard Yard, Paths lead from the estate directly into the heart of the village as well as the gentle splendour of the Kentish countryside.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



15 PROPERTIES



ALLOTMENTS



GARDENER



GUEST SUITE



Central Gardens at Orchard Yard



Orchard Yard



Clubhouse



Guest Suite

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

