



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

A spacious, two-bedroom penthouse 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

9 Orchard Yard is a modern, spacious two bedroom penthouse apartment situated within an exclusive over 55's estate. The property is on the second floor which can be accessed by a lift and enjoys cathedral like ceilings giving a great sense of space.

Upon entering the property, you are greeted by a bright and airy entrance hall providing access to all main areas of the apartment.

The open-plan living space is both inviting and versatile. The contemporary kitchen boasts a range of integrated appliances including a NEFF electric oven and microwave, as well as a BORA worktop extractor. There is ample storage with the kitchen benefiting from a range of fitted units and useful pantry cupboard. The kitchen flows seamlessly into the dining area creating an ideal space for entertaining.

The large sitting area features an electric fireplace and beautiful views out over the private balcony in one direction and of the church and village from the dining room in the other.

The property offers two spacious double bedrooms the main with integrated wardrobes. The main modern bedroom benefits from a

luxurious en-suite with bath, shower and WC. There is also a further family bathroom complete with another bath, shower and WC.

There is gas fired central and underfloor heating throughout with double glazing throughout.

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

Guide Price: £660,000 (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



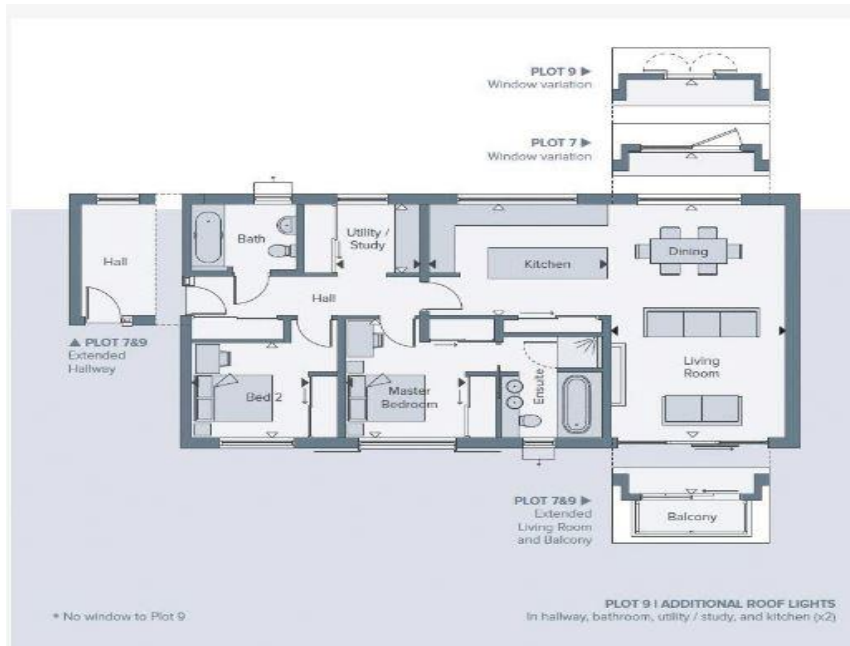
Bedroom 1



Bedroom 2



Bathroom



Rear of Apartments

Approximate Gross Internals: 1258 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

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