



Dengemarsh Road

Lydd Romney Marsh TN29 9JG

- Beautifully presented Throughout
 - Small Courtyard to Rear
- Freehold Of The Entire Building
- Modern Fitted Kitchen & Bathroom
- Ground Floor Flat
- Off Road Parking
- Spacious Lounge/Diner

Asking Price £175,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented, two bedroom ground floor flat with small courtyard garden, and own private entrance. The accommodation comprises a welcoming entrance hall, two bedrooms, a generous sized lounge/diner and modern fitted kitchen and bathroom. Outside you will find a small courtyard/seating area. Being sold with the benefit of the whole freehold of the building, and off road parking for three cars, viewing comes highly recommended.

Located in the semi-rural town of Lydd on the Romney Marsh, with a selection of local shops and a primary school. There is plenty to do in the local area, with Dungeness National Nature Reserve, the Romney, Hythe & Dymchurch light railway, and golf courses all only a short drive away. The nearby Cinque Port town of New Romney offers a selection of independent shops and restaurants together with a Sainsbury's store, doctors, dentists and both Primary and Secondary schooling. The medieval coastal town of Rye and the popular beaches of Camber Sands are also within half an hour's drive as is the market town of Ashford. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to London St Pancras in only thirty-eight minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone, London and the Port of Dover, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Entrance Hall

With composite front door, radiator, wood effect vinyl flooring, doors to:

Bedroom 12'10 x 9'2

With Upvc double glazed bay window, radiator, a range of built in wardrobes to one wall.

Bedroom 10'3 x 7'2

With side aspect Upvc double glazed window, radiator.

Lounge/Diner 23'7 x 12'5

With dual aspect Upvc windows, two radiators, doorway through to:

Kitchen 9'10 x 9'0

With a range of modern grey gloss wall and base units, wood effect laminate work surfaces, tiled splash backs, inset four ring gas hob with electric oven under, inset single drainer stainless steel sink with mixer tap over, space and plumbing for washing machine, tiled flooring, Upvc double glazed window to front and rear, doors to lean to and bathroom.

Lean-To

With Upvc double glazed window and door to rear, wood effect laminate flooring.

Bathroom

A white suite comprising low level WC, panelled bath with glazed screen to side, vanity wash hand basin with mixer tap over and storage cupboards under, part tiled walls and tiled floor, heated towel rail, Upvc double glazed frosted window to side.

Outside:

To the rear of the property, you can enjoy a small decked seating area with gated side access.

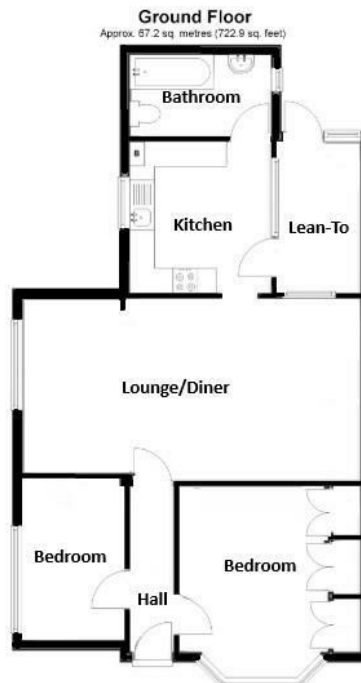
Off Road Parking:

There is off road parking for two/three cars.

Lease, Service Charge & Ground Rent

We have been advised that the property is being sold with the full freehold of the building. The maintenance is done on an as and when basis, with the top flat having an underlying lease of approximately 94 years remaining.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.