

RUSH  
WITT &  
WILSON



2 East Cross, Tenterden, Kent TN30 6AD  
Offers In Excess Of £450,000

**Rush Witt & Wilson are pleased to offer this stunning Grade II Listed character apartment occupying a highly sought after location along the picturesque tree lined High Street of Tenterden.**

**The apartment offers extremely well presented and spacious accommodation arranged over three floors comprising of an entrance hallway and utility/storage room on the ground floor. On the first floor is generous reception landing, kitchen/breakfast room, double bedroom, family bathroom, impressive living/dining room with fireplace and two bay windows overlooking the High Street and master bedroom with en-suite shower room and balcony. To the second floor is a useful loft/storage room and three further bedrooms, one with an en-suite shower room. The owner currently has very successfully holiday let the apartment so this would be an ideal investment purchase. Offered to the market CHAIN FREE.**

**The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique apartment. For further information and to arrange a viewing please call our Tenterden office today.**



### **Entrance Hallway**

15'8 max x 7'4 (4.78m max x 2.24m )

Private entrance door and window to the side elevation, exposed brick feature wall, attractive exposed brick feature fireplace, fitted blue shaker style double cupboard, base unit with work surface above and inset stainless steel sink unit with tiled splashback, space and plumbing for washing machine with space and point for tumble dryer above, door leading to:

### **Inner Lobby**

6'2 x 10'7 (1.88m x 3.23m )

Window to the side elevation, range of high level fitted storage cupboards, exposed floorboards, part wood panelled wall and wall mounted electric heater, doorway and stairs rising to:

### **First Floor**

#### **Reception Landing**

27' max x 7'5 (8.23m max x 2.26m )

Obscure glazed window to the side elevation, exposed floorboards, two wall mounted electric heaters, shelved fitted storage cupboard, stairs leading to the second floor and wooden latched doors leading to:

#### **Kitchen/Breakfast Room**

14'8 x 16'1 (4.47m x 4.90m )

Extensively fitted with a range of modern style white gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting quartz worksurface with tiled splashback, inset one and a half bowl stainless steel sink unit, inset four burner Bosch induction hob with glass splashback, upright unit housing integrated double oven, integrated dishwasher, integrated full height fridge/freezer, space for table and chairs, exposed floorboards, wall mounted electric heater, recessed ceiling spotlights, fitted shelved airing cupboard housing insulated hot water tank.

#### **Bedroom One**

13'2 x 12'8 (4.01m x 3.86m )

Glazed double doors with fitted plantation shutters to the rear elevation opening to a small balcony area, countertop wash hand basin, wall mounted electric heater and latch wooden door leading to:

#### **En-Suite Shower Room**

Modern suite with white low level wc, large walk-in shower cubicle with sliding door, wall mounted heated towel rail, tile effect flooring and obscure glazed window to the side elevation.

#### **Bathroom**

White suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with shower over and fitted screen, tile effect flooring, wall mounted electric heater.

### **Bedroom Two**

8'9 x 9'4 (2.67m x 2.84m )

Window to the side elevation and wall mounted electric heater.

### **Living/Dining Room**

18'5 x 25'4 (5.61m x 7.72m )

Light and airy space with range of exposed timbers and beams, two bay windows to the front elevation enjoying pleasant views over the High Street both with fitted window seats, three wall mounted electric heaters, attractive exposed brick feature fireplace.

### **Second Floor**

#### **Landing**

Stairs rising from the first floor reception landing, exposed floorboards and doors leading to:

#### **Bedroom Three**

12'2 x 9'9 (3.71m x 2.97m )

Window to the front elevation enjoying pleasant views over the recreational ground, exposed floorboards and wall mounted electric heater.

#### **Bedroom Four**

12'3 x 10'4 (3.73m x 3.15m )

Window to the front elevation enjoying views over the recreational grounds, exposed floorboards, wall mounted electric heater and door leading to:

#### **En-Suite Shower Room**

Fitted with a modern suite comprising low level wc, floor standing vanity unit with inset wash hand basin, tiled splashback and fitted storage beneath, walk-in fully tiled shower cubicle, exposed floorboards.

#### **Bedroom Five**

13'4 x 16'9 max (4.06m x 5.11m max )

Double aspect with windows to both side elevations, attractive vaulted ceiling with exposed timber and beams, door leading to:

#### **Walk-In Loft Space**

10'2 x 16'5 (3.10m x 5.00m )

Window to the rear elevation, range of fitted shelved storage providing useful walk-in storage space.

#### **Agents Note**

The apartment will be sold with the benefit of a new 999 year lease.

FLAT OWNER RESPONSIBLE FOR THE STRUCTURE AND INTERIOR OF THE UPPER PARTS AND ENTRANCE AND GROUND FLOOR ELEMENTS SO NO SERVICE CHARGE. (NOTE SHOP TENANT IS RESPONSIBLE FOR THE STRUCTURAL AND INTERIOR ELEMENTS OF THE SHOP IE GROUND FLOOR DEMISE AND BASEMENT)

FREEHOLDER INSURES THE BUILDING AND THE FLAT OWNER CONTRIBUTES PROPORTIONATE PART TO COST OF INSURING THE BUILDING

Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

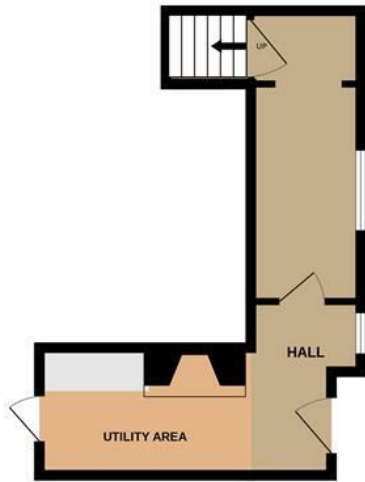
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group [Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy](https://rushwittwilson.co.uk/privacy-policy)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| 92-101 A                                    |                         | 92-91 A   |                         |
| 81-91 B                                     |                         | 81-80 B   |                         |
| 69-80 C                                     |                         | 69-68 C   |                         |
| 58-68 D                                     |                         | 58-56 D   |                         |
| 49-57 E                                     |                         | 49-54 E   |                         |
| 39-48 F                                     |                         | 39-38 F   |                         |
| 29-38 G                                     |                         | 29-20 G   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

Energy Efficiency Rating: 44 (Current), 56 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

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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