

Tourney Road

Lydd Romney Marsh TN29 9JD

- First Floor Flat
- Two Bedrooms
- Spacious Kitchen/Diner
- Views Of Countryside & The Rype
- Close To Town & Amenities
- Well Presented Throughout
- Large Living Room
- Fitted Bathroom
- Courtyard Garden & Large Shed
- No Onward Chain

Asking Price £159,950 Leasehold













Mapps Estates are delighted to bring to the market this well presented two bedroom first floor flat enjoying views of the surrounding countryside and paddocks, the 'Rype' and All Saints church. The accommodation comprises a large living room, a spacious kitchen/diner, two bedrooms and a bathroom. The property also benefits from a useful covered courtyard area and a large bespoke storage shed. Being sold with the added advantage of no onward, an early 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.

Ground Floor:

Front Entrance
With an outside wall light, composite front door opening to entrance lobby with coved ceiling, radiator, and stairs to first floor.

First Floor:

Landing
With coved ceiling, doors to bedroom and living room.

Living Room 15'1 x 12'1
With UPVC double glazed window with countryside view, recessed exposed brick fireplace with wooden surround and mantel, loft hatch with fitted loft ladder, coved ceiling, radiator, door to bedroom, glazed panel door opening to kitchen/diner.

Kitchen/Diner 18'1 x 6'10
With dual aspect UPVC double glazed windows with views of paddocks, the Rype and All Saints church, fitted rolltop work surfaces with tiled splashback, inset one and a half bowl sink/drainer with mixer tap over, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, wall-mounted Alpha gas-fired combination boiler, range of light wood effect store cupboards, display cabinet and drawers, space for dining table, coved ceiling, wood effect vinyl flooring, radiator, door opening to bathroom.

Bathroom 7'6 x 6'10
With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower and separate hand-held shower attachment, and shower screen over, wash hand basin with mixer tap over set into shelf with tiled splashback and store cabinet under, WC, coved ceiling, tiled floor, extractor fan, radiator.

Bedroom 15'2 x 10'10
With two UPVC double glazed windows looking onto paddock, fitted floor to ceiling wardrobes, two double wardrobes to one wall, cupboard housing electric meter and consumer unit, coved ceiling, radiator.

Bedroom 8'9 x 8'5
With UPVC double glazed window and countryside view, coved ceiling, radiator.

Outside:
By the front entrance to the flat is an area laid to beach shingle. A side gate from a shared alleyway opens to a covered courtyard area, laid to concrete with a ramp, double gates and space to park a small car if required, as well as a winch which can be used to pull in a trailer. There is also a log store and a large bespoke wooden shed with double doors.

Lease:
We have been advised there is a 125 year lease from 1999 with approximately 97 years remaining.

Service Charge & Ground Rent:
We have been advised by the owner that there is no ground rent or service charge payable; all maintenance and repairs are carried out on an 'as and when' basis with all costs shared with the flat below.



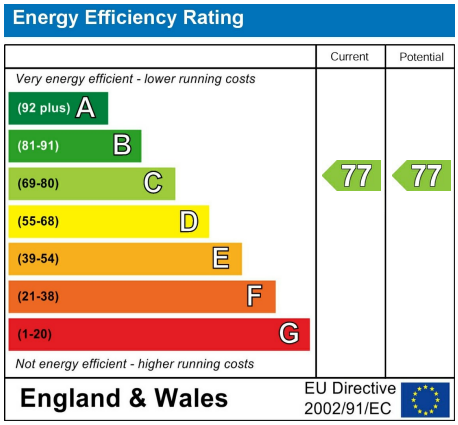
Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating C







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.