

**RUSH
WITT &
WILSON**



**Flat 36 Cedar Court Woodbury Lane, Tenterden, Kent TN30 6JH
Guide Price £140,000**

Rush Witt & Wilson are pleased to offer this well-presented second floor retirement apartment occupying a tucked away yet highly convenient location in the heart of Tenterden. The well-proportioned accommodation comprises of an entrance hallway, living/dining room with adjoining kitchen, two bedrooms and bathroom. Further benefits at Cedar Court include use of a communal lounge, laundry room, guest suite, communal gardens and residents parking (non-allocated). There is also a Duty Manager and a 24 hour call system in case of emergency. The apartments are restricted to those over the age of 65, or in the event of a couple, one must be over 65 years and the other over 60 years of age. Offered to the market CHAIN FREE. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment

that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Communal Entrance

With security doors to the front elevations opening to a reception area where the house managers office is located, a corridor proceeds through to the communal lounge, lift and staircase giving access to the first and second floor.

Second Floor

Entrance Hallway

With private entrance door, wall mounted security door entry system unit, electric storage heater, shelved airing cupboard housing insulated hot water and cold water tank, large walk-in storage cupboard (5'5 x 3'5/1.65m x 1.04m) and doors to;

Living/Dining Room

12'9 x 11'2 (3.89m x 3.40m)

With window to the front elevation, electric storage heater, ornamental fireplace with electric fire and glazed double doors to:

Kitchen

7'3 x 6'11 (2.21m x 2.11m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainer unit and tiled splash-back, inset four ring electric hob with extractor canopy above, upright unit housing integrated oven, space and point for low level fridge and space and point for low level freezer.

Bedroom 1

12'9 max x 8'11 (3.89m max x 2.72m)

With window to the front elevation, electric storage heater and double fitted wardrobe with folding doors.

Bedroom 2

12'9 max x 7'11 (3.89m max x 2.41m)

With window to the front elevation, wall mounted electric heater and double fitted wardrobe with folding doors.

Bathroom

Fitted with a white suite comprising vanity unit with inset wash-hand basin, low level W.C with concealed cistern and fitted cupboard, panelled bath with fixed shower above, heated towel rail and fully tiled walls.

Outside

There is a residences parking area to the front (non-allocated) and communal gardens with a pergola covered seating area.

Agent Note

Lease: 125 years from 1st September 1993 (89 years remaining)

Ground Rent: circa £533.00 p/a

Service Charge: circa £5,000 p/a

Council Tax Band: D

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

SECOND FLOOR



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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Energy Efficiency Rating	
Current	Potential
78	80

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

