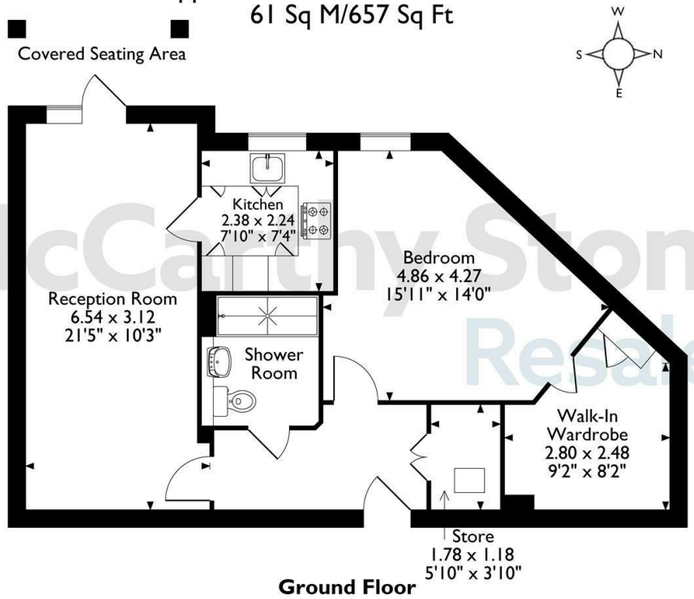
McCarthy Stone
Resales

10 Oak Tree Court, Smallhythe Road, Tenterden, Kent
Approximate Gross Internal Area
61 Sq M/657 Sq Ft

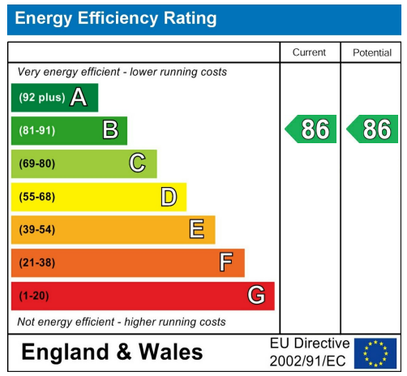


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695390/DST.

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

10 Oak Tree Court

Smallhythe Road, Tenterden, TN30 7EQ







Asking price £340,000 Leasehold

A SPACIOUS GROUND FLOOR retirement apartment, boasting a DOUBLE BEDROOM and a MODERN SHOWER ROOM. A WEST facing LOUNGE DINING ROOM benefits from direct access to a beautiful PATIO AREA with the COMMUNAL GARDENS BEYOND.

Oak Tree Court is a McCarthy Stone development for the over 60's with excellent COMMUNAL FACILITIES, to include; a Communal Lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family & friends and a HOUSE MANAGER onsite during office hours for PEACE-OF-MIND.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Oak Tree Court, Smallhythe Road, Tenterden, Kent, TN30 7EQ

1 Bed | £340,000

Development Overview
Oak Tree Court is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 60's.

A dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

Oak Tree Court is a stunning development with landscaped gardens and terraces in the picturesque town of Tenterden within the Ashford district of Kent which is home to beautiful historic buildings, acres of scenic countryside and a bustling town centre. The Homeowners' lounge hosts social events and is a great space to catch up with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge.

It is a condition of the lease that residents are age 65 years and over.

Local Area
The development is ideally situated for access to local amenities including a vast selection of shops, restaurants and cafes and a large supermarket offering convenience on your doorstep.

Entrance Hallway
Front door with spy hole leads to the entrance hall, where the 24 hour emergency response system is situated. From the hallway there is a door to a walk-in storage/airing/utility cupboard with NEFF washer drier, water softer, boiler and Vent Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency touch pad are all located in the hall. Doors lead to the bedroom, living room and shower room.

Living Dining Room (with direct patio access)
A spacious living/dining room with UPVC double glazed door opening directly onto a patio area and the communal gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

Kitchen
Modern fitted kitchen with white gloss wall and base units, and complimentary grey worktops over. Stainless steel sink with lever tap and drainer units sits below the electrically operated window with lovely views. Built-in oven, separate microwave oven, ceramic four ring hob with splash back and extractor hood. Fitted integrated fridge/freezer and BOSCH dishwasher. Tiled floor and underfloor heating.

Bedroom One
A spacious double bedroom of good proportions with a very good sized walk-in wardrobe housing rails, drawers and shelving. Ceiling lights, TV and phone point, window with garden views.

Shower Room
Partly tiled and fitted with suite comprising of level access shower with grab rails, low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and VENT AXIA extractor fan.

Car Parking
This apartment has an allocated parking space.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge for this property is £3,065.82 per annum up to financial year end 31/03/2027.
The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information
Lease length: 999 years from 1st January 2018
Ground rent: £425 per annum
Ground rent review: 1st January 2033

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













