



Flat 10 Oak House,
Three Fields Road, Tenterden, Kent TN30 7DZ

Flat 10 Oak House, Three Fields Road, Tenterden, Kent TN30 7DZ

Guide Price: £415,000

This impressive 2 double bedroom/2 bathroom high end apartment is part of a select residential development located behind the desirable High Street of Tenterden and would suit any number of different buyers, including those looking for a lock-up and leave property or possible investment opportunity.

Finished to exacting standards, this beautiful first floor apartment offers a buyer the opportunity to move in and enjoy living there straight away without having anything to do. The stylish accommodation consists of a spacious open plan living room with modern shaker style kitchen and dining / sitting areas, two good size double bedrooms, one with an en-suite shower room, a main bathroom and entrance hall with airing / utility cupboard.

This property also benefits from a small south facing covered balcony which leads off the living area, and an allocated parking space.

Just a short pretty walk to the High Street, this lovely apartment perfectly placed to take advantage of all the local amenities on offer.

SITUATION: This apartment enjoys a very convenient location just a few steps from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. A variety of educational, sporting, health and leisure facilities exist in the town, all of which are within walking distance. It also benefits from being close to the open fields that surround the town where there are many good walks to enjoy. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras. Tenterden is also served by several bus routes to the surrounding towns and villages.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD
Tel.01580 766044 email: info@warnergray.co.uk

WarnerGray



COMMUNAL HALL Security doors with an entry system at the front and back of the building lead into a communal hall from where stairs take you up to the first floor and Flat 10.

ENTRANCE 19' 4" x 4' 2" (5.89m x 1.27m). The front door opens into a generous hall, there is space for cloaks and a large utility cupboard housing the washing machine. Doors from the hall lead to the open plan living area, the two bedrooms and main bathroom.

OPEN PLAN LIVING AREA 25' 6" x 14' 2 max" (7.8m x 4.34m). A good sized, light room that serves very comfortably as a sitting / dining room with a kitchen area to one end. French doors from the sitting area lead onto a small covered balcony which has a south easterly aspect. Window from dining area.

KITCHEN The light, bright kitchen, with its modern cream shaker style units, is a lovely place to cook. There are a range of units, drawers and cupboards, both base and wall, with laminate worktops and a stainless steel one and a half bowl sink with drainer and mixer tap. NEFF electric oven with BOSCH four ring induction hob and extractor above. Integrated fridge, freezer and dishwasher. Combi gas boiler.

BEDROOM 1 14' 2" x 11' 11 max" (4.29m x 3.66m). A good size double bedroom with built-in sliding mirrored door wardrobe. Window with views towards St Mildred's church. Door to **EN-SUITE SHOWER ROOM** 7' 2" x 5' 7 max" (2.18m x 1.7m). A contemporary suite comprising shower with glass sliding door and Hansgrohe fittings; concealed cistern Villeroy and Boch w.c and wash hand basin with mixer tap. Heated towel rail. Tiled floor and part tiled walls. Polished stone shelf with inset mirror and mirrored wall cabinet above.



BEDROOM 2 Dimensions: 11' 11" x 9' 1" (3.66m x 2.77m). Double bedroom with window to rear giving views towards St Mildred's church.

BATHROOM Dimensions: 7' 2" x 6' 3 max" (2.18m x 1.91m). A contemporary suite comprising panelled bath with shower over, folding glazed screen and Hansgrohe fittings; concealed cistern Villeroy and Boch w.c and wash hand basin with mixer tap. Heated towel rail. Tiled floor and part tiled walls. Polished stone shelf with inset mirror and mirrored wall cabinet above.

OUTSIDE The apartment is approached via a pretty lane from the High Street. Paths at the front and back of the building take you to two separate entrances, both of which have entry security systems.

To the back of the building there is a courtyard carpark where there is 1 allocated parking space for this property and a communal bike and bin store.

SERVICES Mains water (metered), electricity, gas and drainage.
EPC Rating: B.

Leasehold: 999 years from 2020 Share of the Freehold.

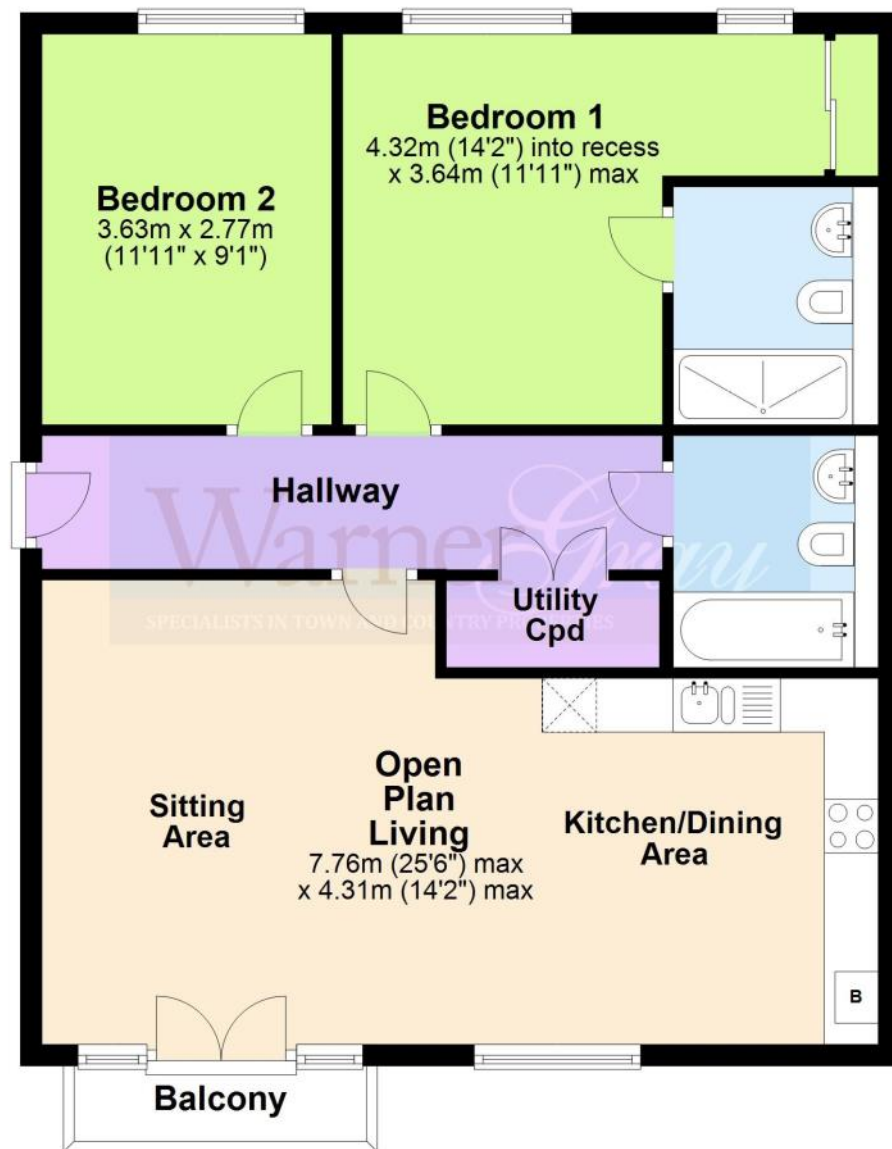
Service charge approximately £136.00 a month.

Ground Rent : tbc

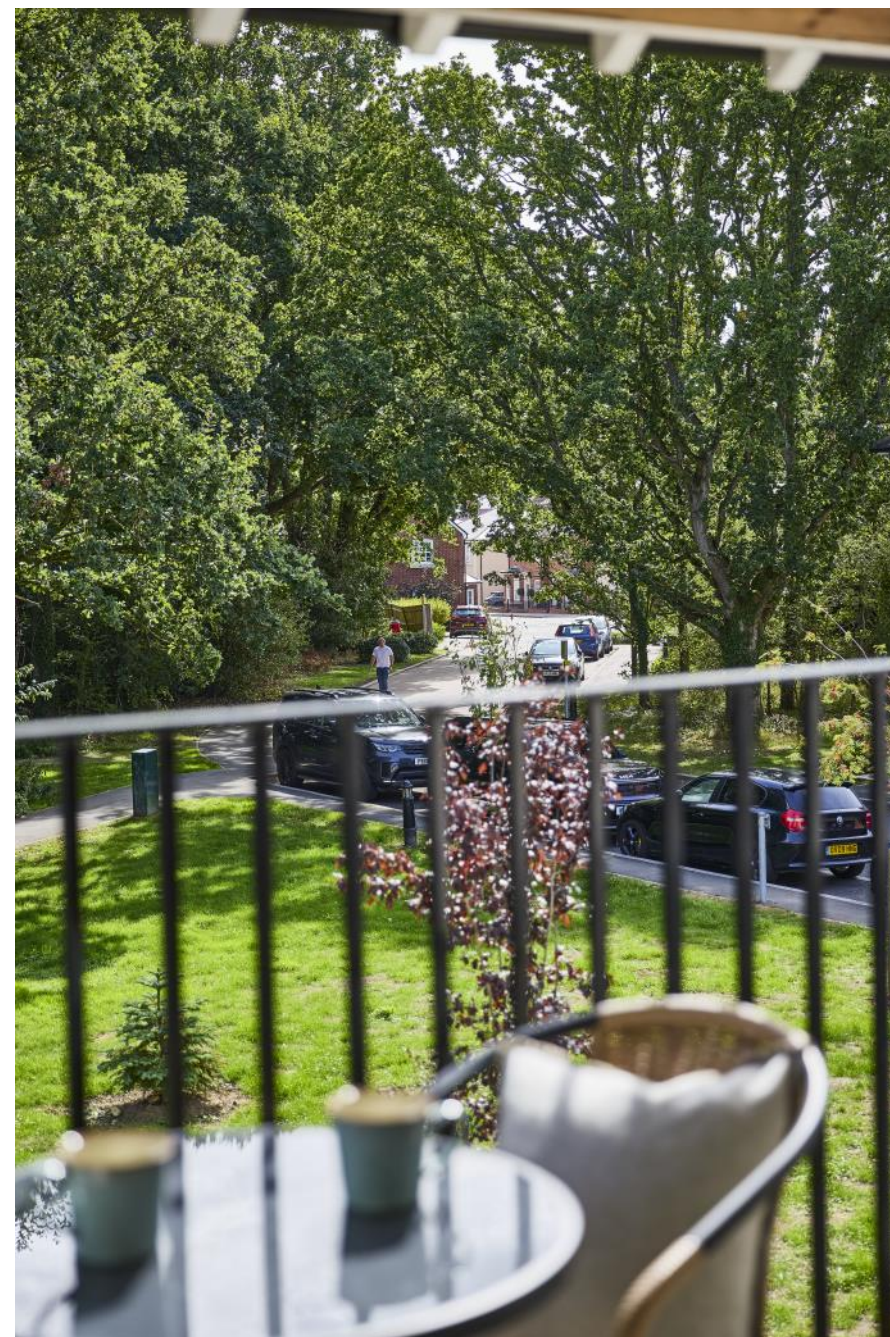
Local Authority: Ashford Borough Council.

Viewing through WarnerGray 01580766044





Total area: approx. 72.5 sq. metres (780.9 sq. feet)



The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. 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. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



