



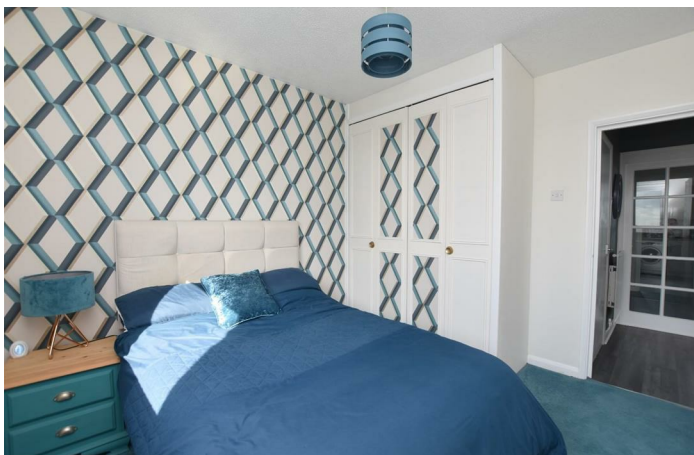
## Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XN

- Second Floor Apartment
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Well Tended Communal Gardens
- Recently Refurbished
- Balcony With Sea Views
- Spacious & Well Presented
- Garage En Bloc

**Offers Over £200,000 Leasehold**





Mapps Estates are delighted to bring to the market this stylish, two bedroom second floor apartment enjoying beautiful views of the English Channel and the surrounding countryside. Having been refurbished by the current owner in recent years, the property is presented in immaculate order throughout. The well-proportioned accommodation comprises a spacious lounge/diner opening onto a balcony from which to admire the sea views, a modern fitted kitchen/breakfast room, two double bedrooms with fitted wardrobes and enjoying views across the Romney Marsh, and a modern shower room with a large walk-in shower. The communal areas are well-presented and residents enjoy the use of a large, well-tended communal garden; the apartment also comes with its own garage en bloc. An early viewing comes highly recommended.

Located in the coastal village of St Mary's Bay and enjoying stunning views of of both the sea and surrounding countryside, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in nearby Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

**Ground Floor:**

**Communal Entrance Hall**

With stairs to all floors.

**Second Floor:**

**Private Entrance Lobby 4'7 x 3'2**

With wooden front door, modern consumer unit, wood effect laminate flooring, built-in cloaks cupboard with hanging rail and shelf over, entry phone, coved ceiling, door to reception hall.

### Reception Hall 5'11 x 5'6

With built in airing cupboard housing Megaflor pressurised hot water cylinder and fitted shelf, wood effect laminate flooring, coved ceiling, loft hatch with fitted loft ladder, radiator, inner glazed panel and glazed panel door to lounge/diner.

### Lounge/Diner 16'2 x 16'1 (max points)

With built-in recessed store cupboard with fitted shelving, glazed panel door to kitchen/breakfast room, wood effect laminate flooring, heating thermostat, coved ceiling, two radiators, large double glazed window and sliding door to balcony.

### Balcony 11'9 x 2'11

With painted railings and wooden handrail, wall light, overlooking communal gardens enjoying sea views.

### Kitchen/Breakfast Room 13'1 x 9'11

With UPVC double glazed window, modern fitted kitchen comprising a range of grey gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, built-in store cupboard with space for tumble dryer, space and plumbing for washing machine, space for fridge/freezer, cupboard housing wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, heating control panel, space for breakfast table, wood effect laminate flooring, radiator.

### Bedroom 13'2 x 10'8

With two UPVC double glazed windows with countryside views, floor to ceiling fitted double wardrobes with bi-fold doors, radiator.

### Bedroom 10'7 x 9'3

With UPVC double glazed window with countryside views, floor to ceiling fitted double wardrobes with bi-fold doors, radiator.

### Shower Room 10'1 (max) x 5'7

A modern fitted shower room comprising a large walk-in shower cubicle with rainfall shower and separate hand-held shower attachment, wall hung wash hand basin with mixer tap over, WC, fitted mirror with inset lighting, extractor fan, aquaboarding to most walls, recessed downlighters, wood effect laminate flooring, radiator.

### Outside:

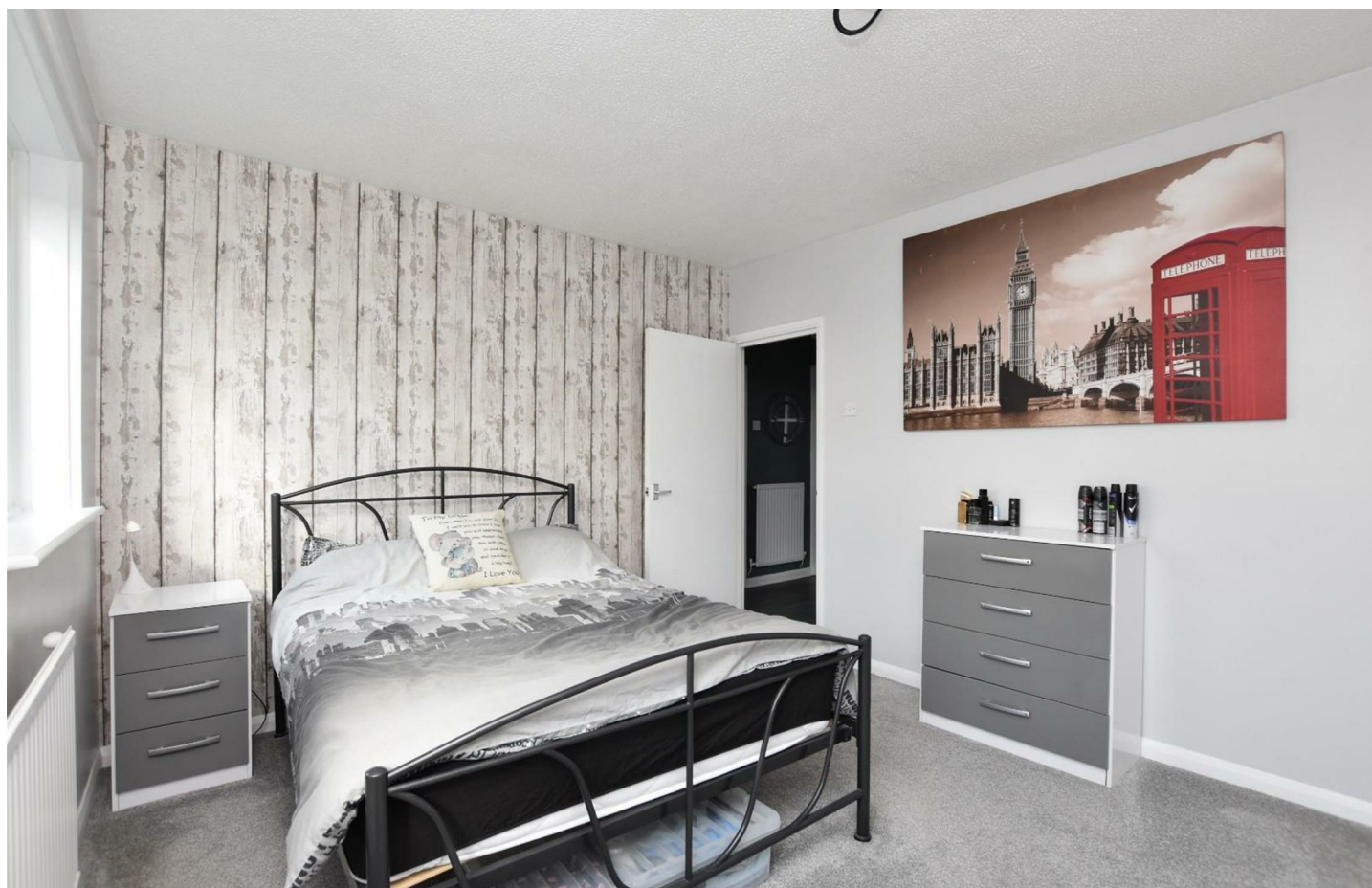
Residents enjoy access to attractively landscaped and well-tended communal gardens; the apartment also benefits from its own garage en bloc.

### Lease:

We have been advised the lease is a 999 year lease from 29/02/1982.

### Service Charge:

We have been advised the service charge is currently £1300 per annum.





**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

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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.