



Cedar Crescent

St. Marys Bay Romney Marsh TN29 0XN

- Ground Floor Apartment
- Spacious Lounge/Diner
- Modern Fitted Bathroom
- Attractive Communal Gardens
- Close To Shops & Seafront
- Two Bedrooms
- Modern Kitchen/Breakfast Room
- Gas Central Heating
- Residents' Parking & Garage En Bloc
- No Onward Chain

Guide Price £185,000 - £195,000 Leasehold





GUIDE PRICE £185,000 - £195,000

Mapps Estates are delighted to bring to the market this well presented two bedroom ground floor apartment in a purpose-built block set in attractive communal gardens and within walking distance of local amenities and the seafront. The well-proportioned accommodation comprises a reception hall, a spacious lounge/diner opening onto a private patio area, a modern kitchen/breakfast room, two bedrooms and a modern fitted bathroom. The apartment comes with its own garage en bloc, and there is also communal residents' parking. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located in the coastal village of St Mary's Bay and enjoying stunning views 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.

Communal Entrance

Communal entrance hall with private access to flat.

Private Entrance Lobby

With wooden front door, built-in cloaks cupboard with hanging rail and shelving over, fuse box, coved ceiling, door opening to reception hall.

Reception Hall 5'11 x 5'7

With doors to bedrooms and bathroom, coved ceiling, radiator, built-in shelved linen cupboard, glazed panel and glazed panel door opening to lounge/diner.

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

With UPVC double glazed window to side, large UPVC double glazed window and sliding door opening to patio and communal garden, feature fireplace, coved ceiling, recessed store cupboard, entry phone, heating thermostat, two radiators, glazed panel door opening to kitchen.

Kitchen/Breakfast Room 13' x 10'

With UPVC double glazed window looking onto communal garden, modern fitted kitchen comprising a range of white gloss finish store cupboards and drawers, wood effect worktops with tiled splashbacks over, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, space for fridge/freezer, recessed larder cupboard with fitted shelving, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, space for breakfast table, vinyl tile effect flooring, radiator.

Bedroom 13'1 x 10'8

With two UPVC double glazed windows looking onto communal garden, coved ceiling, radiator.

Bedroom 10'8 x 6'11

With UPVC double glazed window looking onto communal garden, coved ceiling, radiator.

Bathroom 7'9 x 5'6

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower and shower screen over, fitted vanity unit comprising wash hand basin with mixer tap over and shelf to side, store cabinets under and WC with concealed cistern, fully tiled walls, vinyl flooring, extractor fan, chrome effect heated towel rail.

Outside:

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

Lease/Service Charge:

We have been advised by the owner that there is the remainder of a 999 year lease, with the current service charge set at £1,400.00 per annum.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.