



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Stylish 1 Bedroom Apartment
- Walking Distance of Town Centre
- Double Glazing, GFCH
- Private Balcony
- Allocated Parking Space
- Energy Efficiency Rating: C

Oaks Road, Tenterden

£249,950

woodandpilcher.co.uk

19 Oaks Gate, Oaks Road, Tenterden, TN30 6RF

This extremely well presented second floor, one bedroom apartment is situated in a small stylish development within a short walk of Tenterden town centre offering an excellent range of shops, restaurants and bars as well as good leisure facilities. The property itself is light and airy and benefits from a large living space and open plan kitchen complete with appliances. There is a double bedroom with built-in wardrobes and French doors opening onto a private balcony. Other features include a generous shower room with white suite, gas central heating via radiators, double glazing to help keep fuel bills to a minimum, a choice of stairs or lift to the apartment, communal gardens and a secure undercroft parking space. The property is being offered with full vacant possession and with these apartments being extremely desirable, early viewing is strongly recommended.

The accommodation comprises. Communal entrance with a choice of stairs or lift to second floor. Private entrance door to:

ENTRANCE HALL:

Large built-in storage cupboard, further cupboard containing the gas fired combination boiler. Door to:

OPEN PLAN LIVING/DINING ROOM/KITCHEN:

A bright spacious room with fitted carpet, radiators, wall lighting, TV point, power points. Two windows to front. Open aspect to Kitchen Area: Fitted with a range of wall and base units with panelled doors and bar handles, contrasting work surfaces with tiled splashback areas. One and half bowl stainless steel single drainer sink unit with mixer tap. Integrated appliances include fridge, freezer, washer/dryer, dishwasher, electric double oven, gas hob with filter hood above. Wood effect flooring, ceiling downlights.

BEDROOM:

A double bedroom with fitted carpet, range of built-in wardrobes, radiator, power points. French doors open onto the balcony.

BALCONY:

A good sized balcony providing a pleasant, private space to enjoy the sunshine.

SHOWER ROOM:

White suite comprising of a counter sunk wash hand basin with mixer tap and storage cupboards beneath, low level WC, large walk-in shower cubicle with glazed panel and plumbed in shower. Attractive wall tiling, vinyl flooring, radiator/towel rail, wall mounted mirror, shaver point and light.



OUTSIDE:

There are communal gardens and a driveway leads beneath a central opening down to the gated undercroft parking where there is an allocated single parking space for this apartment.

SITUATION:

Oaks Gate is situated just a short walk from the picturesque tree line High Street of Tenterden. This popular town offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Club and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (approximately 8 miles) or Ashford International (approximately 12 miles) where the high speed service departs to London St. Pancras, a journey of approximately 37 minutes. The property is also within a 30 minute drive to the coast and a 40 minute drive to Eurotunnel.

TENURE:

Leasehold with a share of the Freehold

Lease 999 years from 1 January 2005

Service Charge - currently £1868.96 per year

Peppercorn Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Restrictions - No commercial vehicles to be parked in underground parking area

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is a director of Wood & Pilcher.



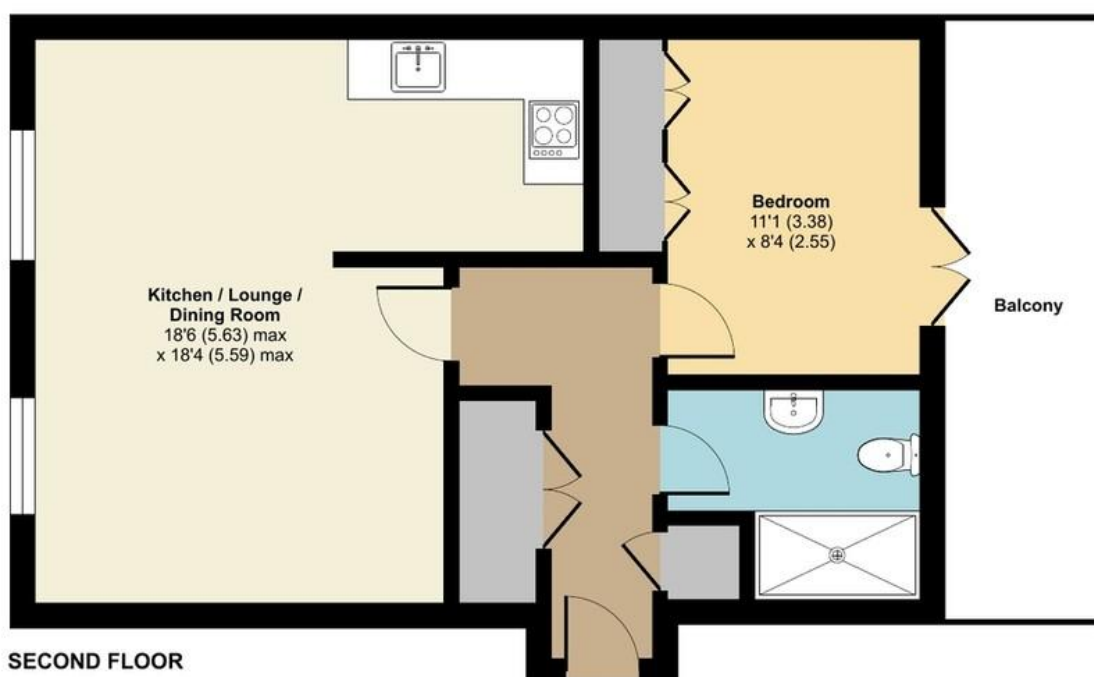
Oaks Gate, Oaks Road, Tenterden, TN30

Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2025. Produced for Wood & Pilcher. REF: 1350867



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