



Church Road

New Romney TN28 8TY

- Ground Floor Retirement Flat
 - Fitted Kitchen
 - Shower Room
 - Residents' Parking
- One Bedroom
 - Spacious Lounge/Diner
 - Communal Facilities
 - No Onward Chain

Asking Price £79,000 Leasehold





Mapps Estates are delighted to bring to the market this well presented, spacious one bedroom ground floor retirement apartment conveniently located in the heart of New Romney. The accommodation comprises a generous living/dining room, a fitted kitchen and shower room and a bedroom. Residents enjoy the use of a communal lounge and kitchen as well as residents' and visitors' parking, available on a first come/first served basis. There is also a resident manager available to residents Monday to Friday from 9am to 5pm. Being sold chain-free, an early viewing comes highly recommended.

Situated in the historic Cinque Port town of New Romney and within level walking distance of the town centre itself which offers a vast selection of independent shops and restaurants together with doctors' surgeries and a dentist; a Sainsbury's store is conveniently located just across the road. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the ever-popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Communal Entrance Hall

With stairs and lift to all floors.

Private Entrance Hall

With front door, emergency intercom, coved ceiling, store cupboard housing consumer unit and electric meter, built-in airing cupboard housing hot water cylinder with shelf over, electric heater.

Kitchen 7'11 x 7'2

With range of fitted store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drain, electric cooker, space and plumbing for washing machine, space for fridge/freezer, extractor fan, vinyl flooring, wall-mounted fan heater.

Lounge/Diner 14'3 x 10'10

With large UPVC double glazed window, electric storage heater, additional electric heater, coved ceiling, emergency pull cord.

Bedroom 14'3 x 8'

With UPVC double glazed window, fitted triple wardrobe and matching chest of drawers, electric storage heater, coved ceiling, emergency pull cord.

Shower Room 7'11 x 4'8

With large walk-in shower cubicle with Bristan electric shower, wash hand basin with mixer tap over and store cabinet under, mirror and wall light/shaver point, WC, wall-mounted fan heater, chrome effect heated towel rail, extractor fan, part-tiled walls, emergency pull cord, vinyl flooring.

Communal Areas:

Residents enjoy the use of a spacious communal lounge and kitchen area, an outdoor patio and seating areas. Parking is available for residents on a first come/first served basis.

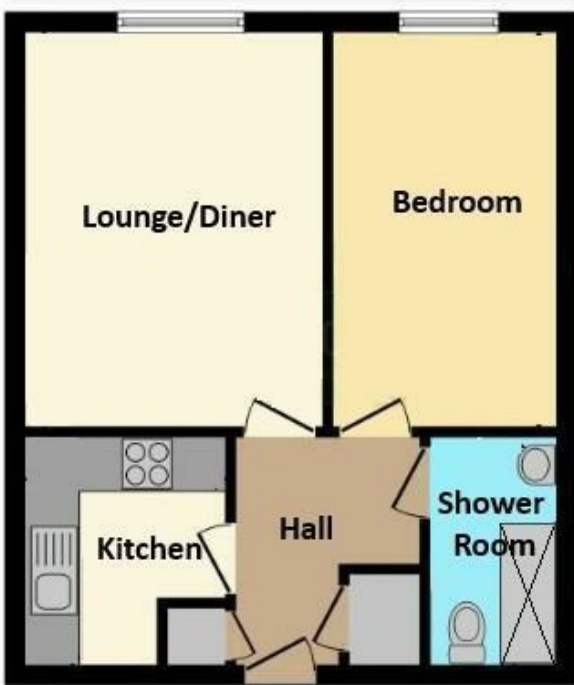
Service Charge:

We have been advised the current service charge for period 1st April 2026 to 31st March 2027 is £3,386.44.

Lease:

We have been advised there are approximately 82 years remaining on the lease.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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

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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.