

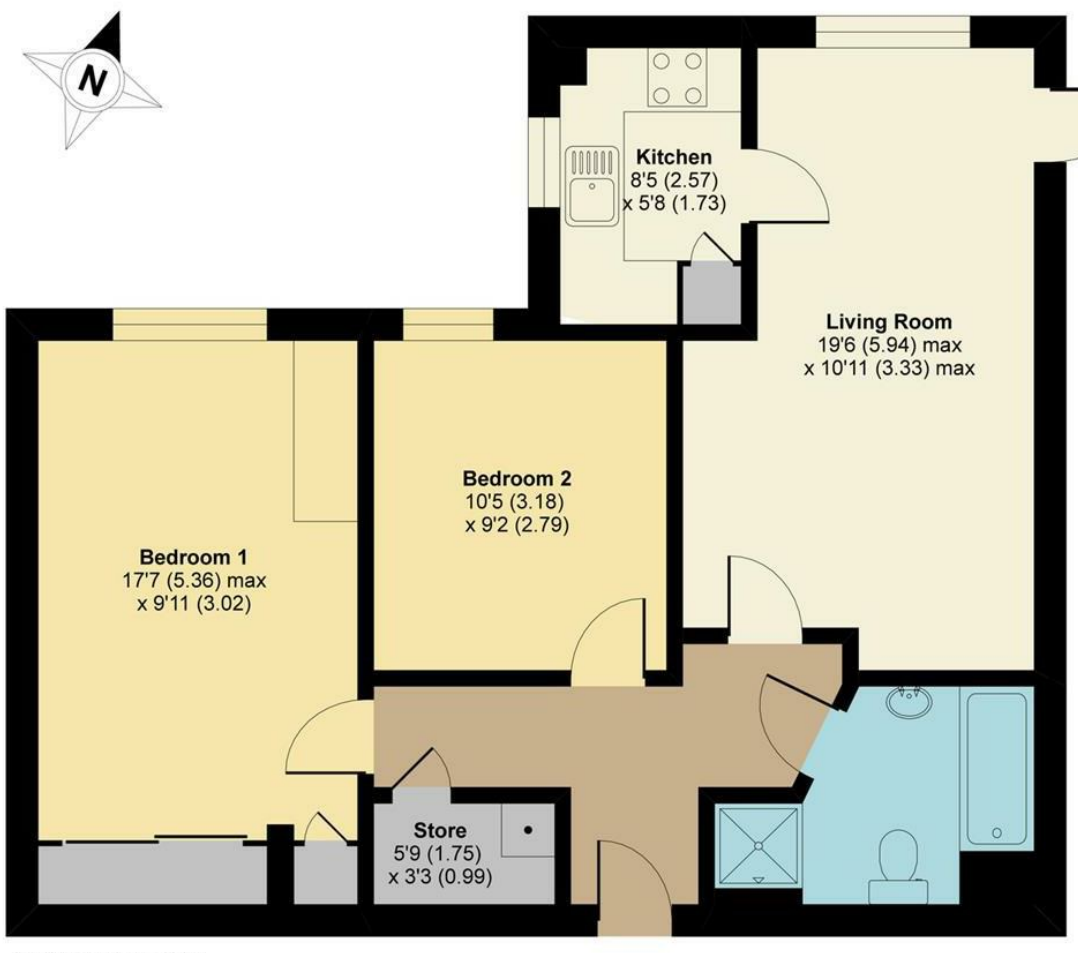
4 Culpeper Court North Street, Ashford, TN27 9NN

Asking Price £250,000
EPC RATING: D

North Street, Headcorn, Ashford, TN27

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Simon Miller & Company. REF: 663441









Located almost in the heart of the village, this ground floor retirement apartment, built by McCarthy & Stone, is presented in good condition throughout and offers well planned, secure accommodation for the over 60's.

The property itself offers a generous lounge/dining room with direct access to a secluded outside space which is open to communal gardens surrounding the property. The property also offers a fully fitted kitchen, two double bedrooms and a four piece bathroom suite.

With an on site house manager, offering residents and family security and peace of mind and an emergency call system if required, this bespoke development of only 17 homes, offers independent living with the benefit of a community feel. There is a communal lounge with kitchenette area offering a focal point for the many social activities available and landscaped grounds with seating areas surrounding the development. There is also a guest apartment available via prior arrangement through the house manager for those needing accommodation for friends or family.

Located only a short level stroll to the heart of this thriving village, there are a mix of traditional shops, tea rooms and cafes as well as a Sainsburys Local, Post Office, Costa Coffee and doctor's surgery with pharmacy as well as two village halls, hosting a variety of clubs and societies. There are also good bus links to the larger towns of Tenterden & Maidstone and a mainline train station with regular services to London's Charing Cross

MATERIAL INFORMATION

Leasehold
Council Tax Band **D**
EPC Report **D**





• Offered Chain Free • Ground Floor Retirement Apartment • Direct Access to Secluded Outside Space • Lounge/Dining Room • Fully Fitted Kitchen • Two Double Bedrooms • Four Piece Bathroom Suite • On Site House Manager • Communal Lounge and Kitchenette

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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