

**RUSH
WITT &
WILSON**



5 Bishop Close, High Halden, Kent TN26 3BH
Offers In The Region Of £315,000

Rush Witt & Wilson are pleased to offer this stunning recently constructed first floor apartment located in the heart of the popular village of High Halden.

The well proportioned accommodation offers an impressive open plan kitchen/living/dining room with balcony, two double bedrooms and a bathroom. Externally there is a small area of private garden to the front and off road parking for two cars with EV charging point.

For further information and to arrange a viewing please call our Tenterden office.

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Entrance Hall

Part obscure glazed entrance door to the front elevation, window to the side, wood effect flooring, stairs rising to:

First Floor

Landing

Window to the side elevation, recessed ceiling spotlights, access to loft space, wood effect flooring, fitted coat cupboard with space and point for tumble dryer, fitted storage cupboard, open plan through to:

Open Plan Kitchen/Living/Dining Room

22'1 max x 25'6 max (6.73m max x 7.77m max)

An impressive open plan space being double aspect with windows to the side and rear elevations, glazed double doors opening to a balcony benefitting from a southerly aspect, space for table and chairs, wood effect flooring, recessed ceiling spotlights and two radiators. The kitchen area is extensively fitted with a range of matt grey modern cupboard and drawer base units with matching wall mounted cupboards, complimenting quartz worktop surfaces, tiled splashbacks, inset one and a half bowl stainless steel sink unit, inset four burner gas Lamona hob with integral oven beneath and extractor canopy above, integral dishwasher, integral washing machine, integral fridge/freezer, cupboard housing wall mounted gas fired boiler, fitted breakfast bar.

Bedroom One

13'9 max 11'7 max (4.19m max 3.53m max)

Window to the front elevation, two fitted wardrobes, recessed ceiling spotlights, radiator.

Bedroom Two

16 x 9'7 (4.88m x 2.92m)

Window to the front elevation, recessed ceiling spotlights, radiator.

Bathroom

Fitted with a modern suite comprising low level wc, wall mounted white gloss vanity unit with inset wash hand basin

and fitted storage, panel enclosed bath with mixer tap, shower over and fitted screen, recessed ceiling spotlights, part tiled walls, stainless steel heated towel rail, wood effect flooring.

Outside

Front Garden

The apartment benefits from a small area of lawned garden to the front with a handy lean-to to one side.

Allocated Parking

To the rear the apartment benefits from two allocated parking spaces with an electric car charging point.

Agents Note

Council Tax Band - C

Lease: 999 years from 2023 (996 remaining)

Service Charge - circa £100 per month

Ground Rent: We are advised there is no ground rent payable.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

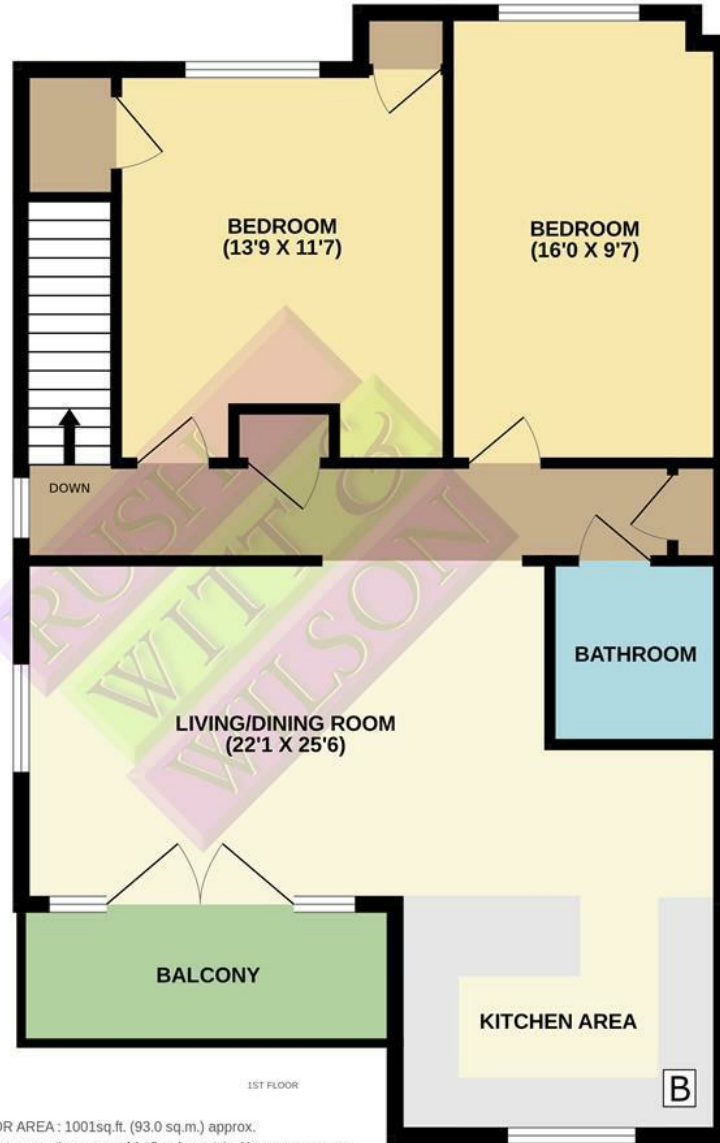
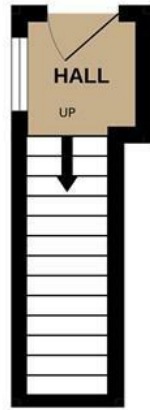
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		84	84
		EU Directive 2002/91/EC	

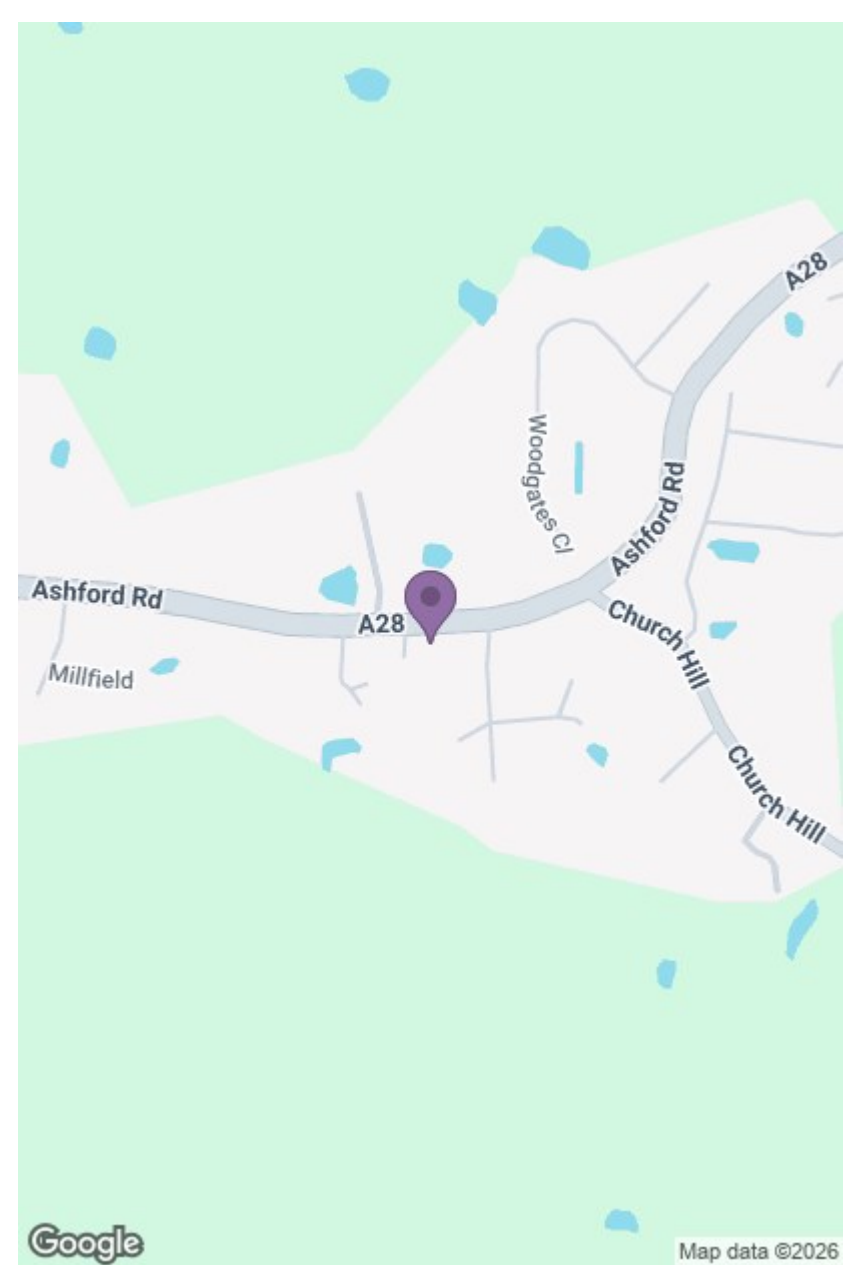
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

1ST FLOOR

TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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