



8 Tanyard Flats High Street, Rolvenden, Cranbrook - TN17 4LR

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High Street, Rolvenden, Cranbrook, Kent TN17 4LR

Guide Price : £195,000

This two bedroom first floor purpose-built flat is ideally situated in the heart of the picturesque village of Rolvenden, just a short drive from the historic towns of Tenterden and Cranbrook.

Offered with no onward chain, it is ready for the new owner to move into and enjoy, with the village store and Post Office, together with other local amenities, all within easy reach.

SITUATION: This flat is conveniently situated in the heart of the lovely village of Rolvenden, which has a general store and post office, a weekly farmers' market, a number of active clubs and societies, a church and two public houses. The nearby towns of Tenterden (3 miles) and Cranbrook (6 miles) provide a more extensive range of shopping, health and leisure facilities. A wide selection of educational opportunities exist locally at both primary and secondary levels in the state and private sectors and this property also comes within the sought after Cranbrook School Catchment Area (CSCA).

For mainline rail services, Staplehurst, Headcorn and Ashford provide good commuter links into London with the high speed link from Ashford to London St Pancras taking about 37 minutes. There is also a bus service to Tunbridge Wells, Ashford and Hastings.

- Two bedroom first floor apartment
- Light and well proportioned south facing sitting room
- Juliet balcony with views towards the village church
- Spacious kitchen / breakfast room
- Situated in the heart of the popular village of Rolvenden
- Village store, post office and amenities close by
- Tenterden and Cranbrook about 3 and 6 miles



The front door opens into a small entrance hall, with useful space for coats and cloaks and stairs rising to the main accommodation. A central landing provides access to all the principal rooms and also gives access to the loft.

The kitchen/breakfast room is a particularly good size, with a range of modern fitted units incorporating a built-in oven, hob, extractor and sink. There is space for a washing machine, together with space for a freestanding fridge/freezer, while the room is large enough to accommodate a table and chairs. The boiler is conveniently housed within a built-in cupboard.

The sitting room is a bright and well-proportioned room, enjoying a desirable south facing aspect. A window and Juliet balcony flood the room with natural light and provide lovely views across the rooftops towards the village church. There are two good size bedrooms, both served by the bathroom, which completes the accommodation.

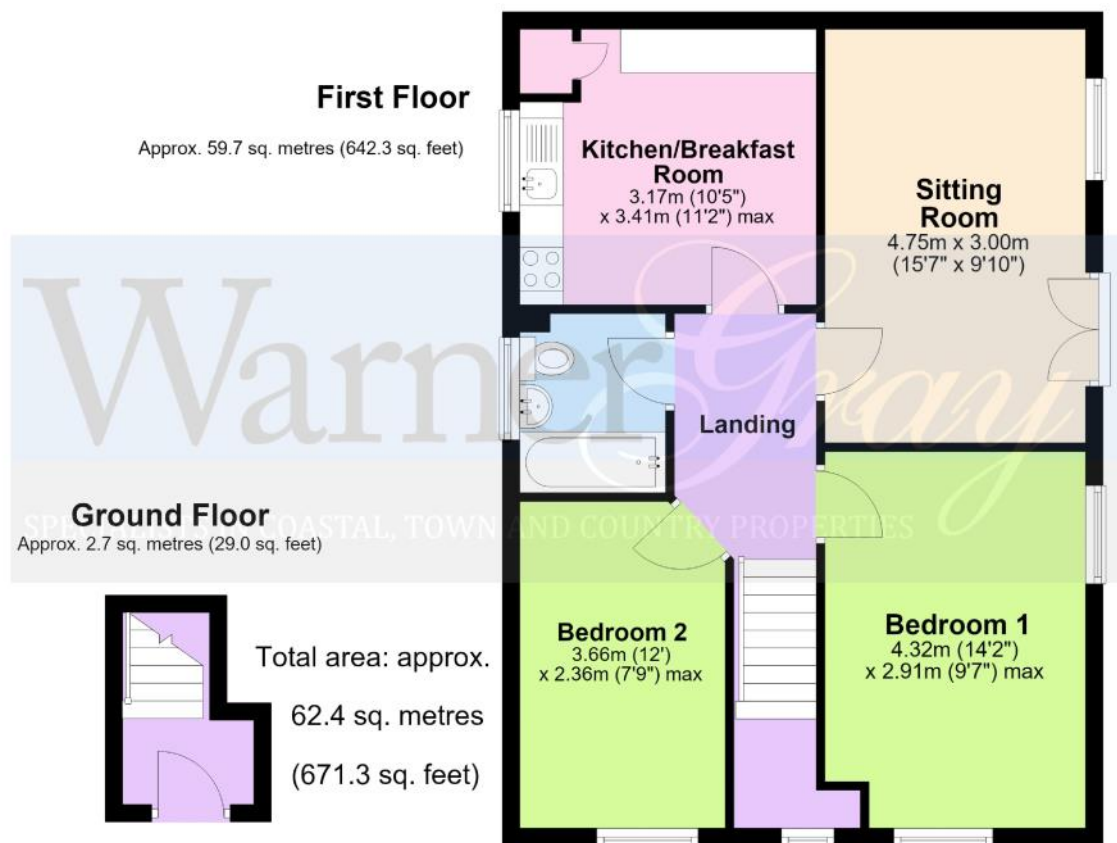
Services : Mains: water, electricity, gas and drainage. EPC C. Local Authority: Ashford Borough Council. Council Tax Band: B.

Leasehold : 125 years from 1991 (approximately 90 years remaining)

Ground rent £10pa . Service charge £625pa.

Location Finder : what3words: ///weeds.same.northward





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