

**RUSH  
WITT &  
WILSON**



**5 Caxton Close, Tenterden, Kent TN30 6JW  
Offers In The Region Of £149,950 Leasehold**

Rush Witt & Wilson are pleased to offer this well-proportioned first floor apartment over-looking the picturesque high street of Tenterden

The accommodation offers scope to enhance and comprises of an entrance hallway, double bedroom, bathroom and living/dining room with adjoining kitchen. Outside is a residents parking area to the rear. Further benefits include UPVC double glazed windows and gas fired central heating.

This apartment would make a great investment purchase but also be a perfect opportunity for a first time buyer to get onto the ladder. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Communal Entrance**

Communal front door and stairs leading to covered walkway, private entrance on the first floor.

#### **Entrance Hallway**

Entrance door to the front elevation, radiator, fitted coat cupboard and generous walk-in fitted storage cupboard, doors leading to:

#### **Bathroom**

Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath, part tiled walls, radiator, obscured glazed window to the front elevation.

#### **Bedroom**

14'0 x 8'10 (4.27m x 2.69m)

Window to the rear elevation overlooking the High Street with fitted plantation shutters, radiator.

#### **Living/Dining Room**

16'11 max x 10'5 (5.16m max x 3.18m)

Window to the rear elevation overlooking the High Street with fitted plantation shutters, radiator, large walk-in fitted storage cupboard housing wall mounted gas fired boiler, connecting door to:

#### **Kitchen**

8'3 x 7'5 (2.51m x 2.26m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splashback and inset stainless steel sink/drain unit, space and point for gas cooker, space and plumbing for washing machine, space and point for freestanding fridge/freezer, large fitted pantry cupboard, radiator, window to the front elevation.

#### **Lease & Maintenance**

Freeholder: Clarion Housing Association Limited  
Lease: 125 years from 30th September 1988 (87 years remaining)  
Ground Rent: £10 per annum.  
Service Charge: Currently £674.71 per annum

#### **Agents Note**

Council Tax Band - C

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

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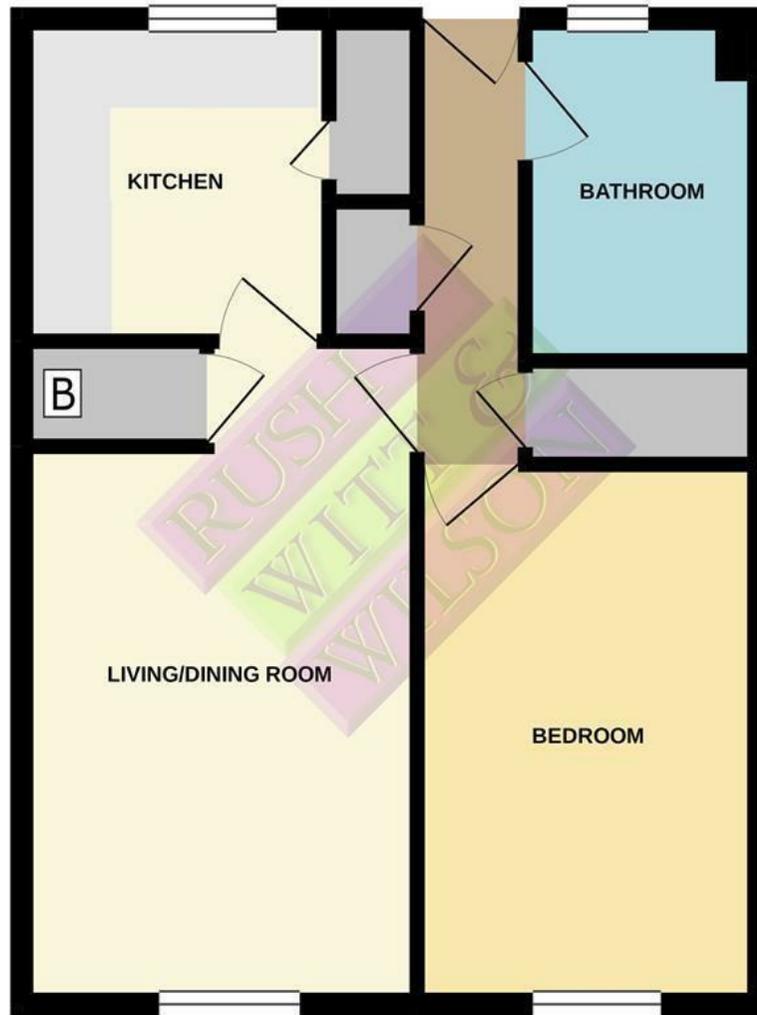
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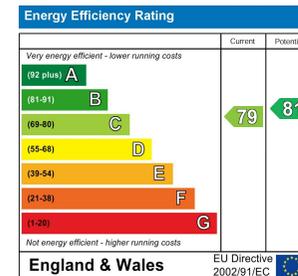
4. VAT: The VAT position relating to the property may change without notice.

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>

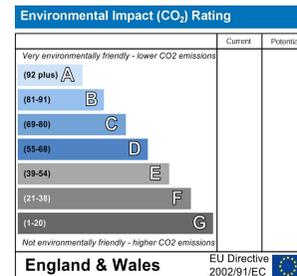
FIRST FLOOR



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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