

8 Oak Tree Court

Smallhythe Road, Tenterden, TN30 7EQ



Total floor area 50.5 m² (543 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



Asking price £365,000 Leasehold

A SUPERBLY PRESENTED and spacious retirement apartment for the over 60's. Situated on the GROUND FLOOR, boasting ONE DOUBLE BEDROOM and direct access to a PATIO SEATING AREA from the Living Dining Room.

Oak Tree Court is a McCarthy Stone development for the over 60's with excellent COMMUNAL FACILITIES, to include; a Communal Lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family & friends and a HOUSE MANAGER onsite during office hours for PEACE-OF-MIND.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Oak Tree Court, Smallhythe Road, Tenterden

SUMMARY

Oak Tree Court is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 60's.

A dedicated House Manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

Oak Tree Court is a stunning development with landscaped gardens and terraces in the picturesque town of Tenterden within the Ashford district of Kent which is home to beautiful historic buildings, acres of scenic countryside and a bustling town centre. The Homeowners' lounge hosts social events and is a great space to catch up with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge.

It is a condition of the lease that residents are age 60 years and over.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in /airing/utility cupboard housing a washer dryer, boiler and Vent Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency touch pad located in the hall. Doors lead to the bedroom, living room and shower room.



LIVING ROOM

Spacious living room with a Juliette balcony overlooking the communal gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

KITCHEN

Modern fully fitted kitchen with tiled floor and underfloor heating. Stainless steel sink with lever tap. Built-in oven, microwave oven, ceramic four ring hob and extractor hood. Fitted integrated fridge/freezer and an electrically operated window.

BEDROOM

Double bedroom of good proportions with a large walk-in wardrobe housing rails, drawers and shelving. Ceiling lights, TV and phone point, window with garden views.

SHOWER ROOM

Partly tiled and fitted with suite comprising of level access shower, grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and Vent Axia extractor fan.

SERVICE CHARGE (BREAKDOWN)

- Service Charge
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance

The service charge for this property is £2,926.60 per annum up to financial year end 31/03/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call



1 Bed | £365,000

system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

PARKING

There is no parking with this apartment.

LEASE INFORMATION

Lease 999 Years from 2018
Ground Rent £425 per annum
Ground rent review date: Jan 2033

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

