

PRICE REDUCTION



McCarthy & Stone
RESALES

5 Oak Tree Court Smallhythe Road, Tenterden, TN30 7EQ
Offers over £340,000 Leasehold

For further details
please call 0345 556 4104

5 Oak Tree Court Smallhythe Road, Tenterden, TN30 7EQ

A WONDERFUL ONE BEDROOM GROUND FLOOR apartment designed for independent retirement living for the over 60s.

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.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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). 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 development is ideally situated for access to local amenities including a vast selection of shops, restaurants and cafes and a large supermarket offering convenience on your doorstep.

Viewing of this superb property is highly recommended

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 large 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 with Patio

Spacious double aspect living room with a glazed patio door and windows to side opening onto a paved patio and the landscaped gardens beyond. 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 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.

Parking

An allocated parking space is also included within the purchase price.

Service Charge (Breakdown)

Service Charge

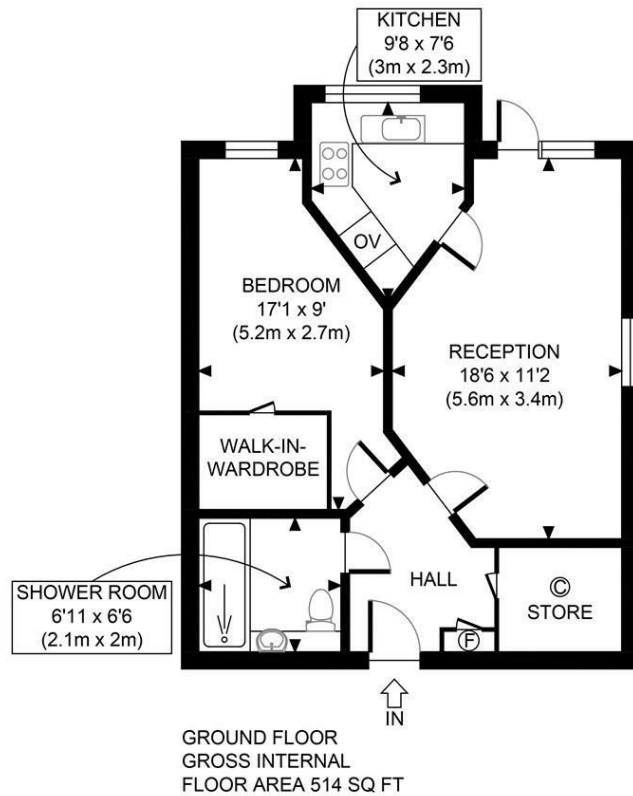
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

The service charge 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 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.

Leasehold

Lease 999 Years from 2018
Ground Rent £425





APPROX. GROSS INTERNAL FLOOR AREA 514 SQ FT / 48 SQM	Oak Tree Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 02/03/21
	photoplan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	82	82	England & Wales

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544



