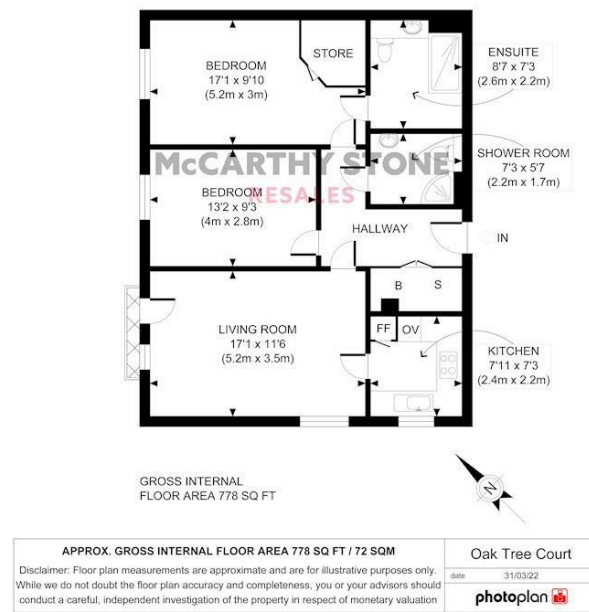


McCARTHY STONE RESALES

17 OAK TREE COURT SMALLHYTHE ROAD, TENTERDEN, TN30 7EQ



COUNCIL TAX BAND: D



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



A stunning two bedroom, two bathroom, double aspect retirement apartment with a Juliette balcony. PARKING SPACE INCLUDED.

ASKING PRICE £450,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

OAK TREE COURT, SMALLHYTHE ROAD, TENTERDEN

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.

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 storage/airing/utility cupboard with NEFF washer drier, 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 bedrooms, living room and shower room.

LOUNGE

Spacious, bright double aspect living room with Juliette balcony. 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

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, BOSCH dishwasher and an electrically operated window.

MASTER BEDROOM WITH EN-SUITE

A bright and spacious double bedroom with a very large walk-in wardrobe housing rails, drawers and shelves. Ceiling lights, TV and phone point. Separate door leads to the en-suite.

SHOWER ROOM

Partly tiled and fitted with suite comprising of



2 BED | £450,000

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.

SECOND BEDROOM

A spacious second bedroom that could even be used as an office or hobby room.

SERVICE CHARGE

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.

This apartment includes the ownership of a designated parking space.

Service charge: £3,607.20 per annum (for financial year end 31/03/2023).

LEASEHOLD

Lease 999 Years from Jan 2018
Ground Rent £495 per annum
Ground Rent Review: Jan 2033

