



APPROX. GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQM	Oak Tree
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: 12/07/22
	photoplan

**COUNCIL TAX BAND: C**



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

**McCarthy Stone Resales**

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**McCarthy Stone Resales**

**21 Oak Tree Court**  
SMALLHYTHE ROAD, TENTERDEN, TN30 7EQ



A bright and spacious first floor one bedroom retirement apartment with a Juliette balcony overlooking the communal gardens.

**ASKING PRICE £300,000 LEASEHOLD**

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

# 1 BED | £300,000

## 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 £2,404.80 p.a. up to financial year end 31/03/2023. 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 per annum  
Ground rent review date: Jan 2033

