



Floor Plan

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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.

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McCARTHY STONE RESALES

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



A delightful one bedroom first floor apartment with Balcony
OVERLOOKING THE GARDEN South/westerly views.

OFFERS OVER £350,000 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 very 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 BALCONY

Spacious living room with balcony and south/westerly views overlooking the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. A glazed patio door with window to side opens onto the delightful balcony. 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 an extremely large walk-in wardrobe housing rails,



1 BED | £350,000

drawers and shelving. could be used as office space. 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 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

