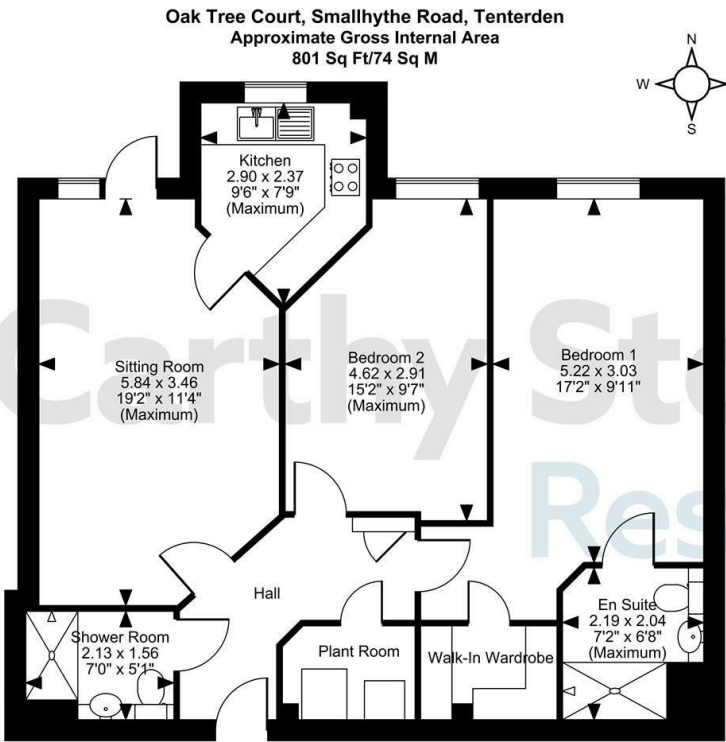


3 Oak Tree Court

Smallhythe Road, Tenterden, TN30 7EQ

PRICE  
REDUCED



Ground Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PRICE REDUCTION

Asking price £365,000 Leasehold

A SPACIOUS and well presented GROUND FLOOR apartment, boasting TWO DOUBLE BEDROOMS and TWO MODERN SHOWER ROOMS. Further benefitting from having an ALLOCATED PARKING SPACE, and LOUNGE DINING ROOM with direct access to a PATIO AREA and the COMMUNAL GARDENS BEYOND.

Call us on 0345 556 4104 to find out more.

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# Oak Tree Court, Smallhythe Road,

# 2 Bed | £365,000

PRICE  
REDUCED

### Development Overview

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.

### Local Area

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 Hallway

Front door with spy hole leads to the entrance hall, where the 24 hour emergency response system is situated. From the hallway there is a door to a walk-in storage/airing/utility cupboard with NEFF washer drier, water softer, boiler and Vent Axia system. Illuminated light switches, smoke detector,

apartment security door entry system with intercom and emergency touch pad are all located in the hall. Doors lead to the bedrooms, living room and shower room.

### Living Dining Room (with direct patio access)

A spacious living/dining room with UPVC double glazed door opening directly onto a patio area and 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 fitted kitchen with white gloss wall and base units, and complimentary grey worktops over. Stainless steel sink with lever tap and drainer units sits below the electrically operated window with lovely views. Built-in oven, separate microwave oven, ceramic four ring hob with splash back and extractor hood. Fitted integrated fridge/freezer and BOSCH dishwasher. Tiled floor and underfloor heating.

### Bedroom One

A spacious double bedroom of good proportions with a very good sized walk-in wardrobe housing rails, drawers and shelving. Ceiling lights, TV and phone point, window with garden views. This bedroom conveniently benefits from an en-suite bathroom.

### En-Suite

Partly tiled and fitted with suite comprising of level access shower with 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.

### Bedroom Two

A good sized second double bedroom which could alternatively be used as a separate dining room, hobby room or office. Ceiling lights, TV and phone point, window with garden views.

### Shower Room

Partly tiled and fitted with suite comprising of level access shower with 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.

### Car Parking

This apartment has an allocated parking space.

### Service Charge (breakdown)

- 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 £4,389.90per 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. To find out more about service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease length: 999 years from 1st January 2018  
Ground rent: £495 per annum  
Ground rent review: 1st January 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.  
\*\* 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

