

RUSH  
WITT &  
WILSON



**12 Elmsmead Cottages, Rye, TN31 7PU**  
**Guide Price £165,000 Leasehold**

**IDEAL FIRST TIME BUYERS**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a one bedroom ground floor apartment within the popular village of Iden. There is an opportunity to enhance by undertaking modernisation and improvement works which has been reflected in the competitive asking price.

The well proportioned accommodation comprises a double aspect living room, double bedroom, kitchen and bathroom.

There is a generous garden to front side and rear.

Offered CHAIN FREE and available for early occupation.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.



## Locality

The property is located at the head of a quiet cul de sac in the heart of Iden, a popular village just south of the Kent / Sussex border and only a short distance from the ancient town of Rye.

Local amenities include a general store with Post Office, hair dressers, community hall and public house/restaurant.

Shopping, sporting and recreational facilities can be found in the nearby towns of Tenterden and Rye.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets as well as a railway station with services to Brighton and to Ashford from which there are high speed connections to London.

## Entrance Hallway

Door to the front, deep storage cupboard.

## Kitchen

7'5 x 5'3 (2.26m x 1.60m)

Fitted with a range of cupboard and drawer base units, wall mounted cabinets, worktop, single drainer stainless steel sink, space and point for electric cooker, space and point for fridge/freezer, window to the side elevation.

## Living Room

15'4 x 10'5 (4.67m x 3.18m)

Double aspect with windows to the front and rear elevations, currently sealed fireplace.

## Shower Room

6'x 5'2 (1.83mx 1.57m)

Window to the side elevation, walk-in shower, wash basin, WC.

## Bedroom

11'1 x 8'6 (3.38m x 2.59m)

Window to the rear.

## Outside

## Gardens

The property benefits from a good sized area of garden both to the front, side and rear.

## Lease & Maintenance

94 years remaining on the lease.

Ground Rent £10 per annum

Service Charge £67.03 per annum

## Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

## Agents Note

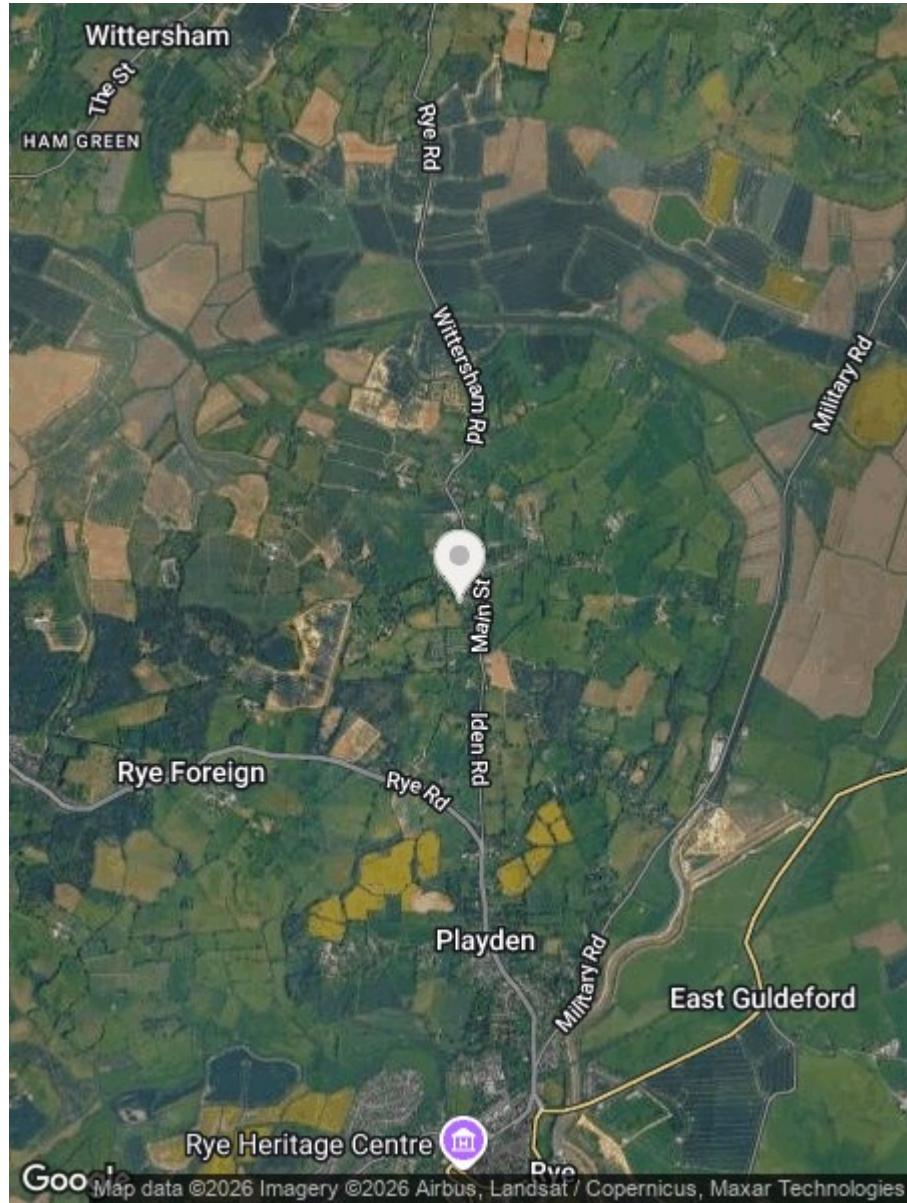


GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



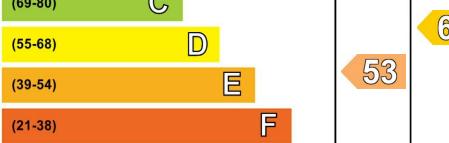
TOTAL FLOOR AREA : 405 sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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