



5 Caxton Close, Tenterden, Kent TN30 6JW
Offers In The Region Of £160,000 Leasehold

Rush Witt & Wilson are pleased to offer this well-proportioned first floor apartment over-looking the picturesque high street of Tenterden

The accommodation offers scope to enhance and comprises of an entrance hallway, double bedroom, bathroom and living/dining room with adjoining kitchen. Outside is a residents parking area to the rear. Further benefits include UPVC double glazed windows and gas fired central heating.

This apartment would make a great investment purchase but also be a perfect opportunity for a first time buyer to get onto the ladder. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Communal Entrance

Communal front door and stairs leading to covered walkway, private entrance on the first floor.

Entrance Hallway

Entrance door to the front elevation, radiator, fitted coat cupboard and generous walk-in fitted storage cupboard, doors leading to:

Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath, part tiled walls, radiator, obscured glazed window to the front elevation.

Bedroom

14'0 x 8'10 (4.27m x 2.69m)

Window to the rear elevation overlooking the High Street with fitted plantation shutters, radiator.

Living/Dining Room

16'11 max x 10'5 (5.16m max x 3.18m)

Window to the rear elevation overlooking the High Street with fitted plantation shutters, radiator, large walk-in fitted storage cupboard housing wall mounted gas fired boiler, connecting door to:

Kitchen

8'3 x 7'5 (2.51m x 2.26m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splashback and inset stainless steel sink/drainer unit, space and point for gas cooker, space and plumbing for washing machine, space and point for freestanding fridge/freezer, large fitted pantry cupboard, radiator, window to the front elevation.

Lease & Maintenance

Freeholder: Clarion Housing Association Limited

Lease: 125 years from 30th September 1988 (87 years remaining)

Ground Rent: £10 per annum.

Service Charge: Currently £674.71 per annum

Agents Note

Council Tax Band - C

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).

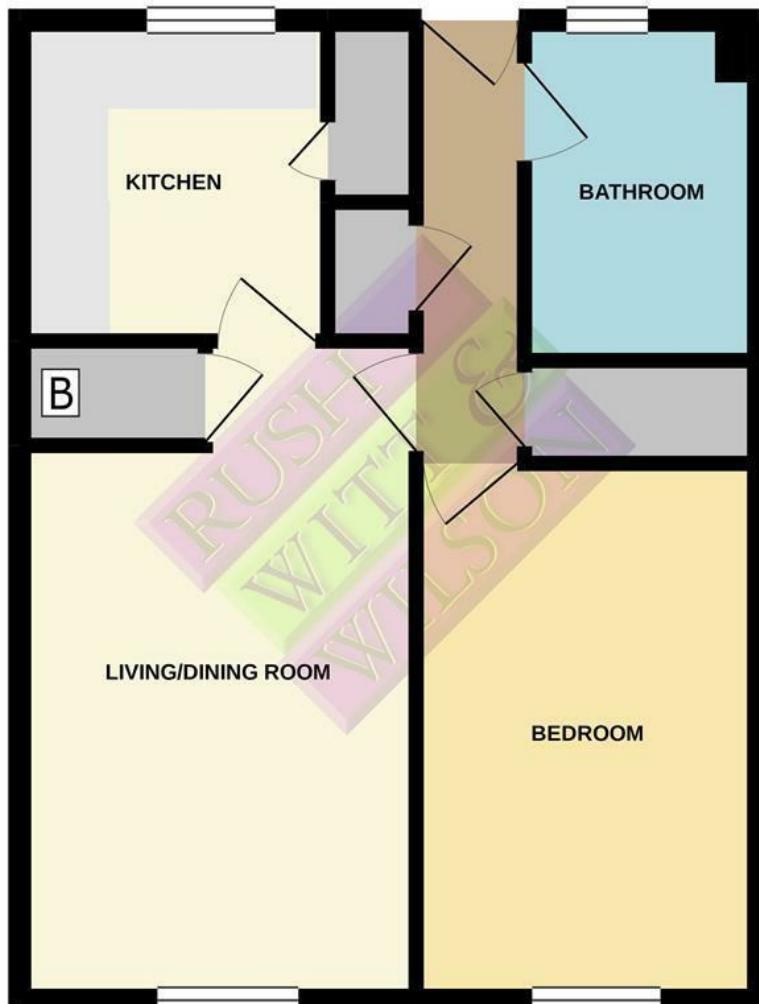
2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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>

FIRST FLOOR



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 | 79 | 81 |
| (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 | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

