

**RUSH  
WITT &  
WILSON**



**'Garden Apartment' Flat 1 140 High Street, Tenterden, Kent TN30 6HT  
Guide Price £325,000**

Rush Witt & Wilson are pleased to offer this delightful Grade II Listed ground floor split level apartment with a large private rear garden situated on Tenterden High Street. The accommodation offers scope to enhance and comprises of an entrance hallway, living room, two bedrooms, bathroom, study area, cloakroom, utility room and stunning orangery style kitchen/dining room with direct access to the garden. Further benefits include gas central heating and a large cellar. Offered to the market CHAIN FREE. The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique apartment. For further information and to arrange a viewing please call our Tenterden office today.

**Communal Entrance**

Communal door from the High Street with private door leading to:

**Entrance Hallway**

With sash window to the front elevation overlooking the High Street, engineered oak flooring, radiator and doors leading to:

**Bedroom 1**

13'4 x 10'5 (4.06m x 3.18m)

With sash window to the front elevation, exposed beams, radiator and space for fitted wardrobe.

**Living Room**

16'8 x 15'6 (5.08m x 4.72m)

With window to the rear elevation, exposed brick open fireplace, two radiators, exposed timbers and beams, stairs descending to the Study Area, solid oak door leading to the bathroom and stairs ascending to:

**Bedroom 2**

12'11 x 9'1 (3.94m x 2.77m)

With two windows to the side elevation, radiator, exposed timbers and a range of fitted shelving.

**Bathroom**

Fitted with a contemporary white suite comprising free-standing bath with mixer tap, walk-in shower cubicle with fixed shower head, wood effect vanity unit with inset wash-hand basin and storage beneath, low level WC, heated towel rail/radiator fitment, travertine flooring, exposed brickwork and timbers.

**Study Area**

11'10 max x 9'6 (3.61m max x 2.90m)

With multi panelled glazed door to the Kitchen/Dining Room, radiator, door

**Cloakroom**

White suite comprising low level W.C and wash-hand basin with tiled splash back.

**Cellar**

23'5 x 11'2 (7.14m x 3.40m)

Accessed via exposed brick steps from the Study Area, feature fireplace, light and power connected.

**Kitchen/Dining Room**

19'9 x 16'5 (6.02m x 5.00m)

Extensively fitted with a range of white gloss cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface, integrated double oven, integrated microwave, space and point for American style fridge/freezer, island with granite work surface and inset stainless steel sink unit and inset four burner gas hob, space for large table and chairs, engineered oak flooring, two radiators, two Velux style windows, range of windows to the rear elevation and double doors leading to the garden.

Folding door leading to:

**Utility Room**

L shaped room with exposed brickwork, Velux style

window, space and plumbing for washing-machine, space and points for further free standing appliances.

**Rear Garden**

The rear garden is of a good size and offers a brick paved patio accessed from the Kitchen/Dining Room which leads to a decked area, both considered ideal for outside dining and entertaining, this leads to a large level area of lawn bordered on one side with a bed planted with a selection of shrubs.

**Agent Note**

None of the services or appliances mentioned in these sale particulars have been tested.

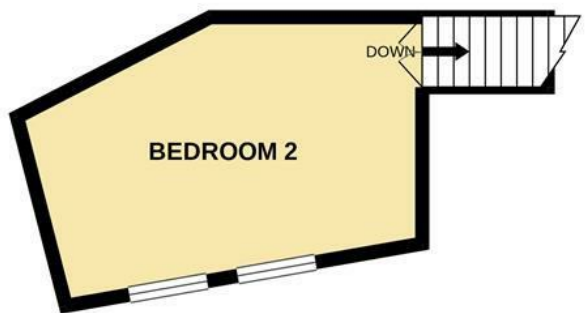
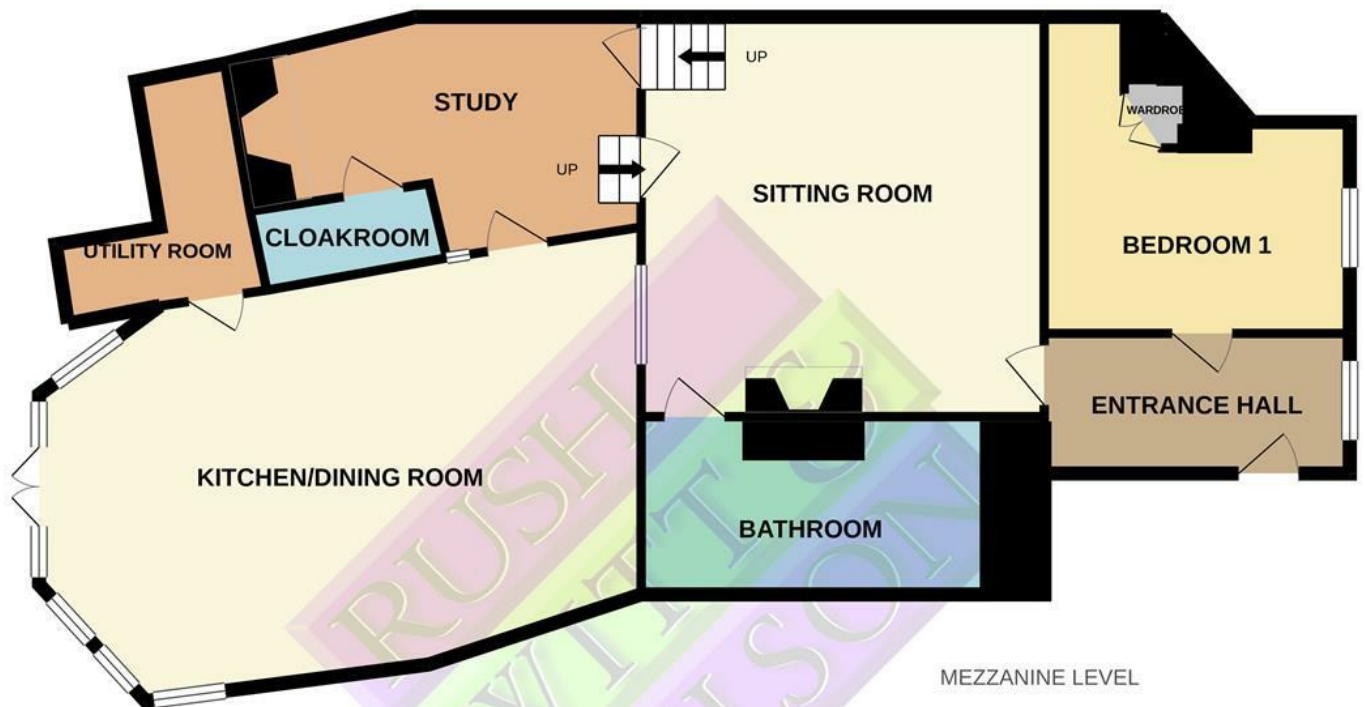
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Lease: 150 years from 1st January 2014.

Ground Rent: To be advised

Service/Maintenance Charge: To be advised.

GROUND 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	78
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			
		59	75
England & Wales		EU Directive 2002/91/EC	

