

**RUSH  
WITT &  
WILSON**



**Flat 2 Clifton House, 54 Ashford Road, Tenterden, Kent TN30 6LL  
Offers In The Region Of £330,000**

**Rush Witt & Wilson are pleased to offer this stunning ground floor apartment with private gardens forming part of a handsome Victorian building within easy walking distance of Tenterden High Street.**

**This impressive and extremely well presented apartment offers a wealth of character features through-out including high ceilings, tall sash windows and attractive feature fireplaces. The accommodation offers an elegant double aspect living room with feature fireplace, two bedrooms, shower room and kitchen with adjoining conservatory. Outside offers generous wrap around south facing gardens with a private area of garden to the side with a decked terrace and large shed.**

**An internal inspection is highly recommended to fully appreciate all this elegant apartment has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



**Entrance Hallway**

Part obscure glazed entrance door to the front elevation, attractive exposed brick feature wall, radiator, wood effect flooring, doors off to the following:

**Living Room**

11'9 x 14'7 (3.58m x 4.45m)  
Double aspect with window to the side and attractive bay window to the front elevation, impressive feature fireplace with marble surround, radiator, wood effect flooring.

**Bedroom One**

10'1 x 14'10 (3.07m x 4.52m )  
Large sash window to the side elevation, half panelled walls, radiator, range of tall fitted wardrobes with part mirrored doors.

**Bedroom Two**

7'8 x 14' (2.34m x 4.27m)  
Tall sash window to the side elevation, radiator, fitted cupboard housing wall mounted gas fired boiler, wood effect flooring.

**Kitchen**

10'4 x 12'9 (3.15m x 3.89m)  
Fitted with a range of cream traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting wood block worktop surfaces with tiled splashback and inset butler sink, inset four ring electric hob with integral oven beneath and extractor canopy above, integral dishwasher, integrated low level fridge and freezer, attractive feature fireplace, exposed floorboards, radiator, door through to:

**Small Utility Cupboard**

Obscure glazed window to the rear elevation, space and plumbing for washing machine, range of shelved storage.

**Shower Room**

Fitted with a modern white suite comprising low level wc, floor standing wooden vanity unit with inset wash hand basin and fitted cupboard beneath, large shower cubicle with sliding door, wood effect flooring, part tiled walls, radiator,

stainless steel wall mounted heated towel rail, sash window to the rear elevation.

**Conservatory**

13'6 x 6'3 (4.11m x 1.91m)  
A range of windows to the rear and side elevations, attractive decorative tile flooring, outside lighting and power, glazed door with views and access onto the garden.

**Outside**

**Front Garden**

A good size garden being split into two halves, to the front is an area of lawned garden with established hedgerow to the front boundary and a range of beds planted with a mixture of shrubs and seasonal flowers. A bricked pathway to which the adjoining flats enjoy a right of way over, leads to an enclosed private area of garden being gated:

**Side/Rear Garden**

The enclosed side/rear garden benefits from a southerly aspect and is predominantly decked offering space for outside dining and entertaining, being bordered with a range of well stocked beds planted with a mixture of shrubs and an array of seasonal flowers, there is a good size timber storage shed and a further paved seating area to the rear of the apartment.

**Agents Note**

Council Tax Band - B

Lease - 171 years from 24 June 2015 (160 years remaining)  
Ground Rent: We are advised there is no ground rent payable.  
Service Charge: Circa £50 per month.

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).

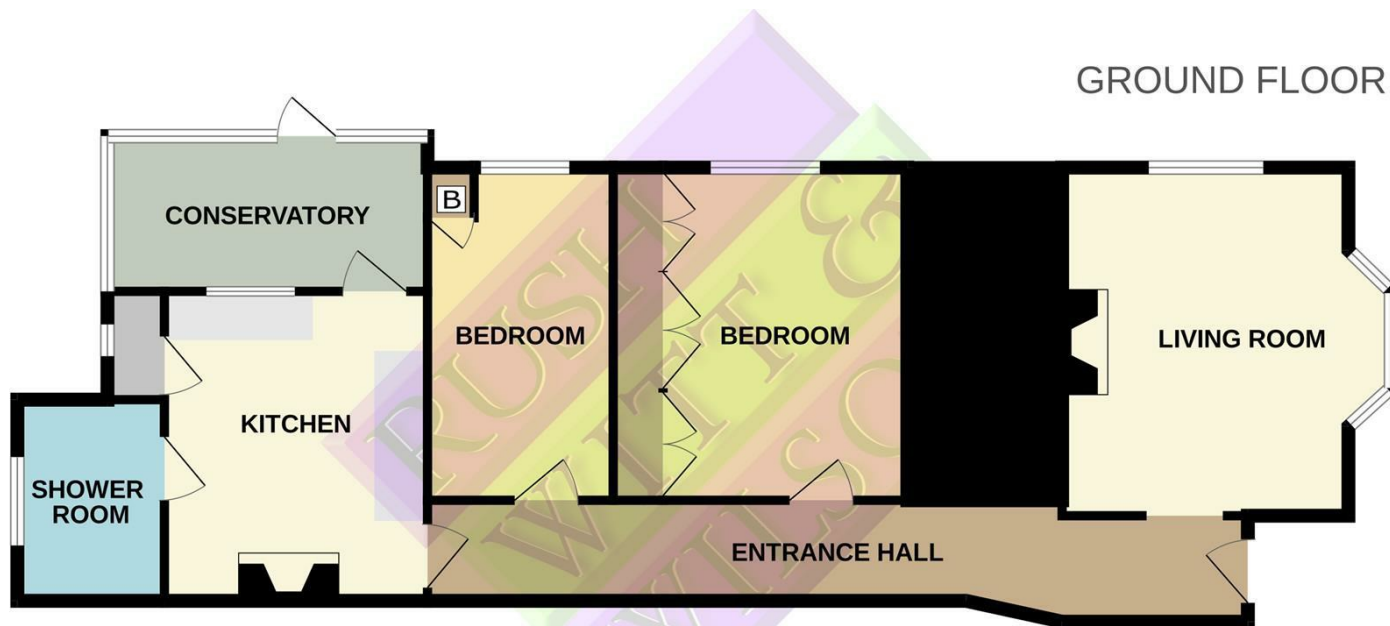
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4. VAT: The VAT position relating to the property may change without notice.

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>



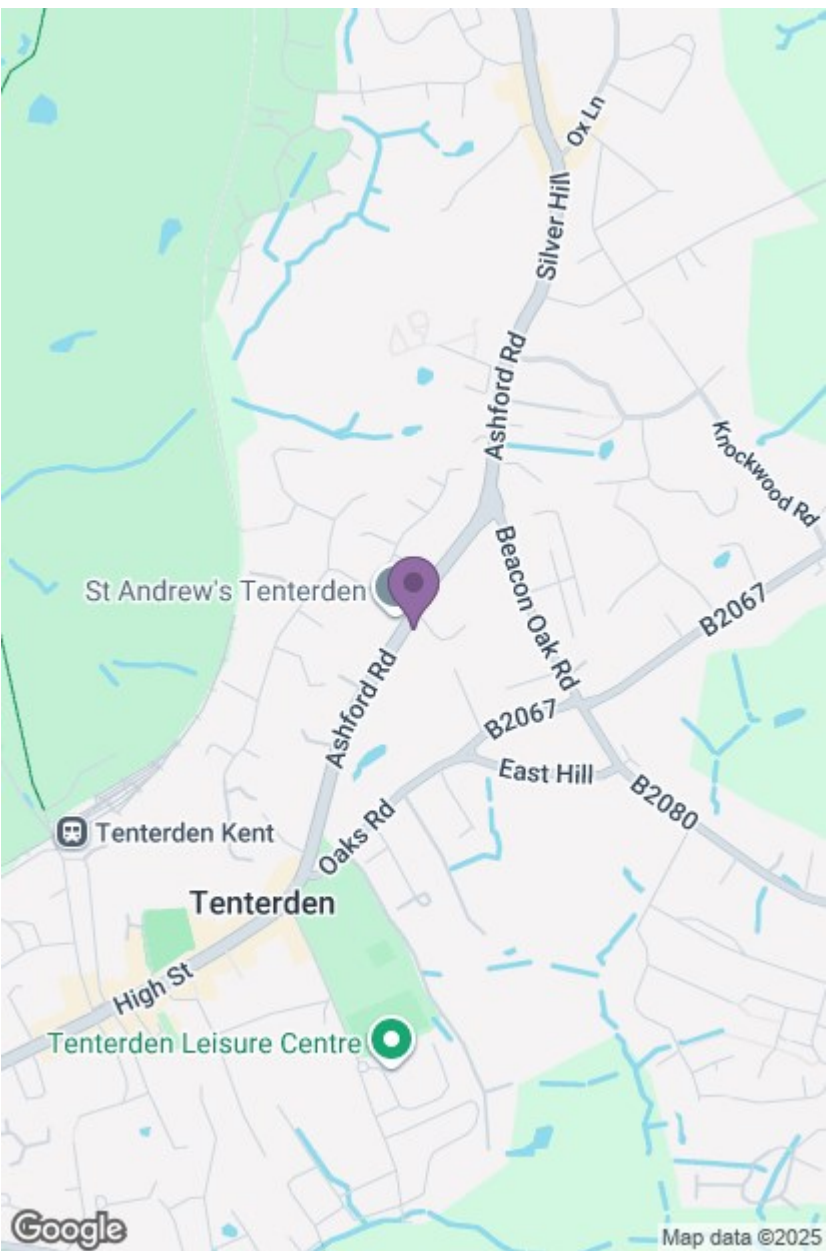


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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 |                         |           |
| (32 plus) <b>A</b>                                              |                         |           |
| (21-31) <b>B</b>                                                |                         |           |
| (15-20) <b>C</b>                                                |                         |           |
| (9-14) <b>D</b>                                                 |                         |           |
| (3-8) <b>E</b>                                                  |                         |           |
| (1-2) <b>F</b>                                                  |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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