RUSH WITT & WILSON

11 Elmfield Court Oaks Road, Tenterden, Kent TN30 6RH
Offers In The Region Of £207,000

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Rush Witt & Wilson are pleased to offer this extremely well presented second floor apartment located in much sought after location just a stone's throw from the picturesque high street of Tenterden

The accommodation comprises of an entrance hallway, bedroom, recently fitted bathroom and living/dining room with adjoining kitchen. Outside is a single garage en-bloc and communal gardens. 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. 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 a private entrance on the second floor with a small recessed storage area.

Entrance Hallway
With entrance door, radiator with fitted cover, telephone entry system, access to large loft space, porcelain tile flooring with underfloor heating and connecting doors leading to:

Bedroom
9'10 x 9'7 (3.00m x 2.92m)
With window to the front elevation, porcelain tile flooring with underfloor heating and fitted wardrobe.

Bathroom
Modern suite comprising low level W.C, fitted vanity unit with inset wash-hand basin and cupboard/shelved storage beneath, tiled splash-back and fitted mirror above, panelled bath with mixer tap, shower above and fitted screen, two wall mounted heated towel rail and white marble effect tiled flooring.

Living/Dining Room
16'1 x 12'3 max (4.90m x 3.73m max)
This impressive open plan space offers two windows to the side elevation overlooking Oaks Road/Tenterden High Street, radiator with fitted cover, porcelain tile flooring and tiled feature wall.

Open plan to:

Kitchen
11'9 x 7'4 (3.58m x 2.24m)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with generous tiled splash-back and inset stainless steel sink/drainer unit, inset four burner gas hob with integrated double oven beneath and extractor canopy above, space and plumbing for washing machine, space and point for free standing fridge/freezer, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, window to the front elevation and slate tiled flooring.

Outside

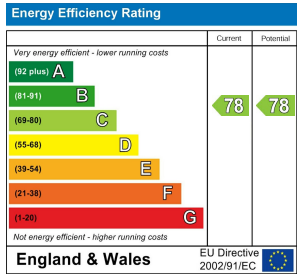
Communal Gardens
Mainly laid to lawn with a range of established flower beds and well managed hedging and trees. Visitor parking.

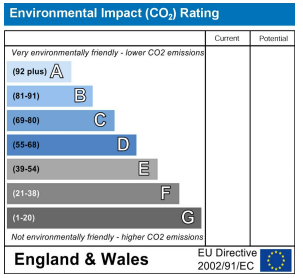
Single Garage En-Bloc
Accessed from Elmfield Road with up and over door to front elevation.

Agent Note
Lease: 999 years from 1 January 2003
Service/Maintenance Charge: Approximately £608 p/a (paid half yearly)
Council Tax Band: B

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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





SECOND 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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