RUSH WITT & WILSON

6 The Cobs Woodbury Lane, Tenterden, Kent TN30 6JH
Offers In The Region Of £365,000

Rush Witt & Wilson are pleased to offer this spacious first floor apartment forming part of The Cobs, a highly sought after collection of retirement properties occupying in an exclusive position just off Tenterden High Street.

The accommodation comprising of a private entrance lobby with stairs rising to a generous entrance hallway, double aspect living/dining room, kitchen, two double bedrooms, the main with an en-suite shower room, study/bedroom 3 and bathroom. Outside the property benefits from an enclosed private courtyard and single garage. Offered to the market CHAIN FREE.

An internal inspection of this delightful first floor apartment is is highly recommended, for further information and to arrange your viewing please call our Tenterden office.

Entrance Lobby
With private entrance door to the front elevation and stairs rising to a first floor landing area with window to the rear elevation and door to:

First Floor

Hallway
With fitted coat cupboard, fitted airing cupboard housing insulated hot water tank, access to loft space, electric storage heater and doors to:

Study/Bedroom 3
9'10 max x 8'7 max (3.00m max x 2.62m max)
With window to the front elevation, electric storage heater and fitted storage cupboard.

Kitchen
9'10 x 8'8 (3.00m x 2.64m)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainer unit, inset four ring electric hob with extractor fan above, upright unit housing intergraded double oven, integrated fridge/freezer, space and point for dishwasher, space and plumbing for washing machine and window to the front elevation.

Living/Dining Room
19'2 max x 12'1 (5.84m max x 3.68m)
Being double aspect with windows to the front and side elevations, ornamental fireplace with electric fire and electric storage heater.

Bedroom 2
11'4 x 8'1 (3.45m x 2.46m)
With window to the side elevation, fitted wardrobe and wall mounted electric heater.

Bathroom
Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and cupboard beneath, panelled bath, heated towel rail, part tiled walls and obscured glazed window to the side elevation.

Bedroom 1
11'4 x 10'4 (3.45m x 3.15m)
With window to the side elevation, two fitted wardrobes with folding doors and door to:

En-Suite Shower Room
Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and cupboard beneath, tiled shower cubicle with folding door, heated towel rail, part tiled walls and obscured glazed window to the side elevation.

Outside

Single Garage
With up and over door to the front elevation.

Courtyard Garden
Located to the rear of the garage being fully paved with a useful timber garden store. Please Note No 5 The Cobs has a right of way across the courtyard.

Agent Note
Please note - The Cobs have an age requirement of 55 years and over for occupancy. There is an annual maintenance/service charge paid half yearly of circa £170.22 (tbv)

Lease Terms: 999 years from 1 September 1990 (965 remaining)

The freehold is owned by No5 The Cobs (the ground floor apartment)

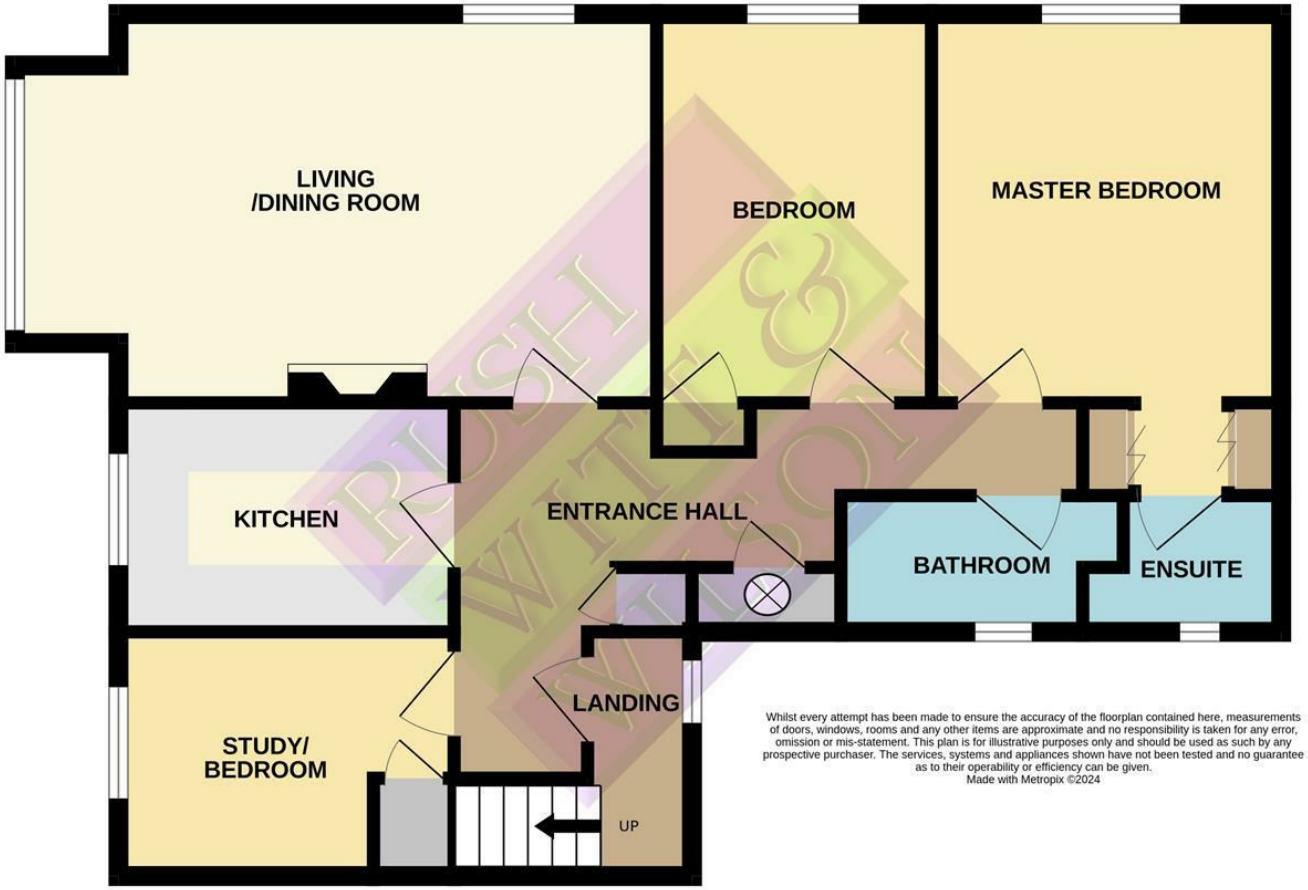
We are advised the building insurance and any maintenance is split 50/50 with No5 The Cobs.

Council Tax Band: D

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

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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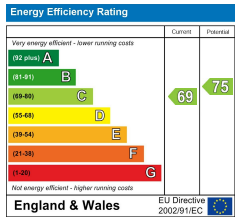

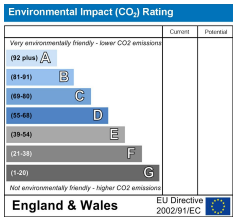

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The Property Ombudsman
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