RUSH WITT & WILSON

Flat 5, Cedar House Recreation Ground Road, Tenterden, Kent TN30 6BL
Shared Ownership 30% - Asking Price £72,000

30% Share: £72,000 (Full market value: £240,000)

Rush Witt & Wilson are pleased to offer this well-presented and spacious ground floor apartment occupying a highly convenient location within a short walk from Tenterden High Street.

The accommodation comprising of an entrance hallway with large utility cupboard, double bedroom, bathroom and open-plan kitchen/dining/living room. Outside the property offers an allocated parking space.

Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office.

Rent: £435.60 PCM Service Charge: £163.27 PCM

Communal Entrance Hall
With security entrance doors to the front and rear elevations, the latter allowing access to the parking area/allocated parking space, internal communal bike store, individual post boxes and private entrance door to:

Entrance Hallway
With generous fitted double utility cupboard with space and plumbing for washing machine and space for further free standing appliance, radiator, wood effect flooring, wall mounted video entry phone system, doors off to the following:

Bedroom
15'9 x 9'2 (4.80m x 2.79m)
Double aspect with sash windows to the side and rear elevation, radiator.

Bathroom
Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, tiled splashback, panel enclosed bath with mixer tap, shower over and fitted screen, wall mounted stainless steel heated towel rail.

Open Plan Kitchen/Living/Dining Room
19'3 x 15'5 (5.87m x 4.70m)
Two windows to the front elevation, one being an attractive generous bay window. The kitchen area is fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, wood effect worksurface with matching splashback, inset one and a half bowl stainless steel sink drainer unit, inset four ring gas hob with stainless steel backplate, integrated oven beneath and extractor canopy above, integrated fridge/freezer, wood effect flooring, space for table and chairs, two radiators.

Outside

Allocated Parking
Accessed off Mercer Drive is an allocated parking space to the rear for one vehicle. There is also an enclosed communal bin store.

Agents Note
Council Tax Band – C

Rent: £435.60 per month.
Lease: 125 years from 24th July 2018
Service Charge: £163.27 per month
Ground Rent: TBC

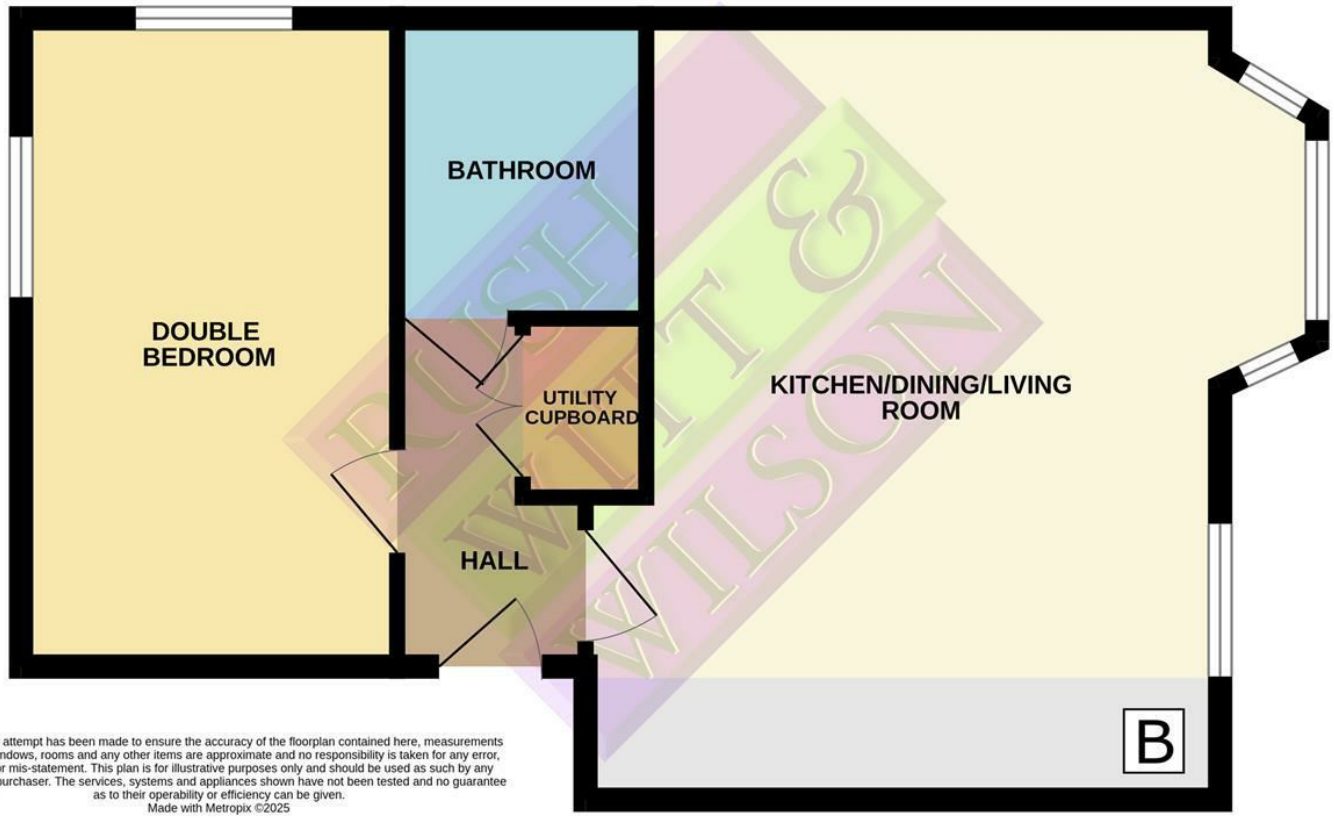
Please note should you require a mortgage, you will need to speak with one of the mortgage advisors on Moat's panel for an initial affordability assessment.

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.

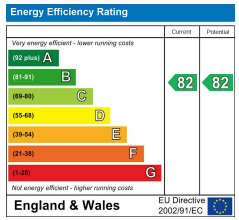
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

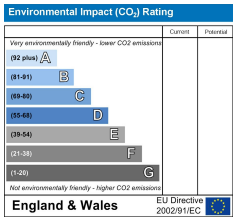
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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.
Made with Metropix ©2025





94 High Street, Tenterden, Kent, TN30 6JB
Tel: 01580 762927 | tenterden@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network