

**RUSH
WITT &
WILSON**



**3 Rothermere Close, Benenden, Kent TN17 4DW
Offers In The Region Of £195,000**

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH GARAGE.

Rush Witt & Wilson are pleased to offer this well proportioned ground floor apartment located in the heart of Benenden village. The accommodation comprises an entrance hallway, open plan living/dining room with adjoining kitchen, two double bedrooms, study and bathroom. Outside is a single garage en-bloc and communal gardens. Offered to the market CHAIN FREE. Cranbrook School Catchment. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Communal Entrance

Communal front door leading to a lobby area with a private entrance to:

Entrance Hallway

With wall mounted electric storage heater and connecting doors leading to:

Study Area

6'8 x 6'0 (2.03m x 1.83m)

Bedroom 1

11'8 x 11'4 (3.56m x 3.45m)

With window to the rear elevation, wall mounted electric storage heater and range of fitted wardrobes.

Bedroom 2

11'8 x 9'1 (3.56m x 2.77m)

With window to the rear elevation, wall mounted electric storage heater and range of fitted wardrobes.

Bathroom

Fitted with a white suite comprising of P shaped panelled bath with fixed shower and screen, low level W.C, pedestal wash-hand basin, heated towel rail, shelved airing cupboard housing insulated hot water tank, fitted storage cupboard and obscured glazed window to the side elevation.

Open Play Living/Dining Room (L Shaped Room)

20'8 max x 14'2 max (6.30m max x 4.32m max)

With full height window to the front elevation, electric fire, wall mounted electric storage heater and double doors allowing direct access to the communal gardens/patio area.

Adjoining Kitchen

10'0 x 8'2 (3.05m x 2.49m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink and drainer unit and tiled splash-backs, inset four ring electric hob with extractor canopy above, upright unit housing integrated oven beneath, space and point for freestanding fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, low level fitted storage cupboard and window to the side elevation. Open plan to:

Communal Gardens/Garage En-Bloc

The communal gardens are predominantly laid to lawn being interspersed with a selection of well managed hedging, shrubs and beds planted with a mixture of seasonal flowers. To the rear is a parking area and single garage en-bloc.

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.

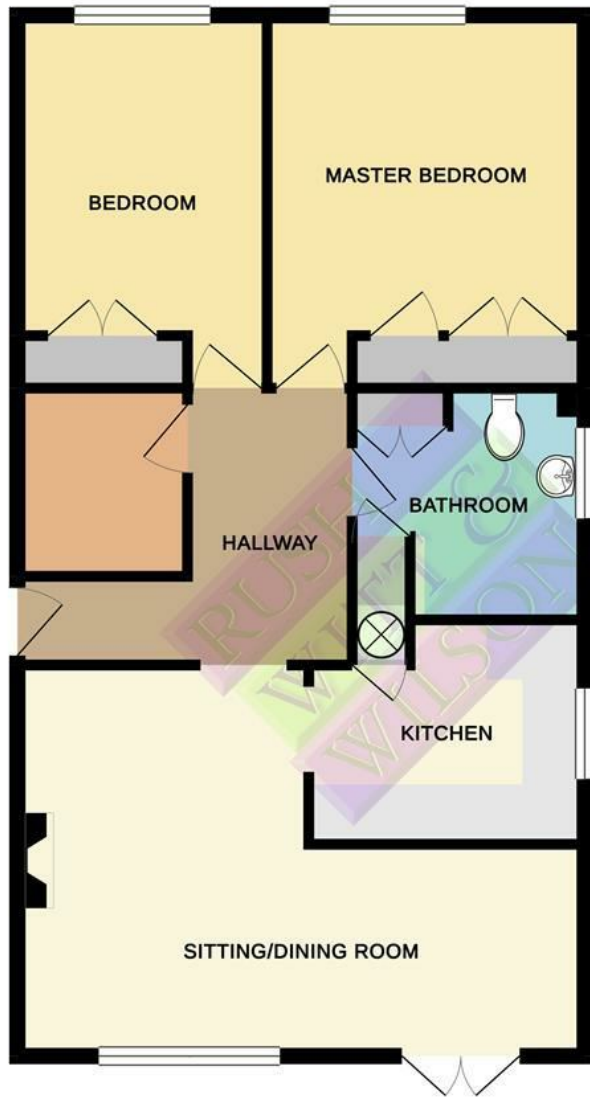
Lease : 125 years from 1 November 1981

Ground Rent: £10 p/a

Annual Service/Maintenance Charge: circa £600



GROUND FLOOR
776 sq. ft. (72.1 sq. m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			59
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 776 sq. ft. (72.1 sq. m.) approx.

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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