

**RUSH
WITT &
WILSON**



**14 Holdstock Road, Tenterden, Kent TN30 7DU
Shared Ownership 30% - Asking Price £69,000**

30% Share: £69,000 (Full market value: £230,000)

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

The accommodation comprising of an entrance hallway with generous walk-in storage 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: £425.40 PCM Service Charge: £170.53 PCM

Communal Entrance Hallway

With security entrance doors to the front and rear elevations, the latter allowing access through to the parking area/allocated parking space, internal communal bike store, stairs rising to the first floor with private entrance door opening to:

Entrance Hallway

Generous fitted walk-in storage cupboard, radiator, wall mounted entry-phone system, doors leading to:

Bedroom

13'4 x 10'6 (4.06m x 3.20m)

Window to the front elevation, access to loft space, radiator.

Bathroom

Fitted with a modern white suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath with shower over and fitted folding screen, wall mounted stainless steel heated towel rail, part tiled walls, wood effect flooring.

Open Plan Kitchen/Living/Dining Room

23'9 x 12'7 (7.24m x 3.84m)

Three windows to the side elevation, part wood effect flooring, space for table and chairs, two radiators, range of modern cream high gloss cupboard and drawer base units with matching wall mounted cupboards, woodblock effect work surface with matching splashback and inset stainless steel one a half bowl sink drainer unit, inset four ring gas hob with

stainless steel back plate, integrated oven beneath and extractor canopy above, cupboard housing wall mounted gas fired boiler, space and point for slimline dishwasher, space and plumbing for washing machine, space and point for freestanding fridge/freezer.

Outside

Rear of Property

There is an allocated parking space (number 28) providing off road parking for one vehicle and an enclosed communal bin store.

Lease & Maintenance

125 years from March 2019 - 119 years remaining on the Lease.

30% ownership share - (staircasing available)

Rent: £425.40 pcm

Service Charge: £170.53 pcm

West Kent Housing Association

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

Agents Note

Council Tax Band - C

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:

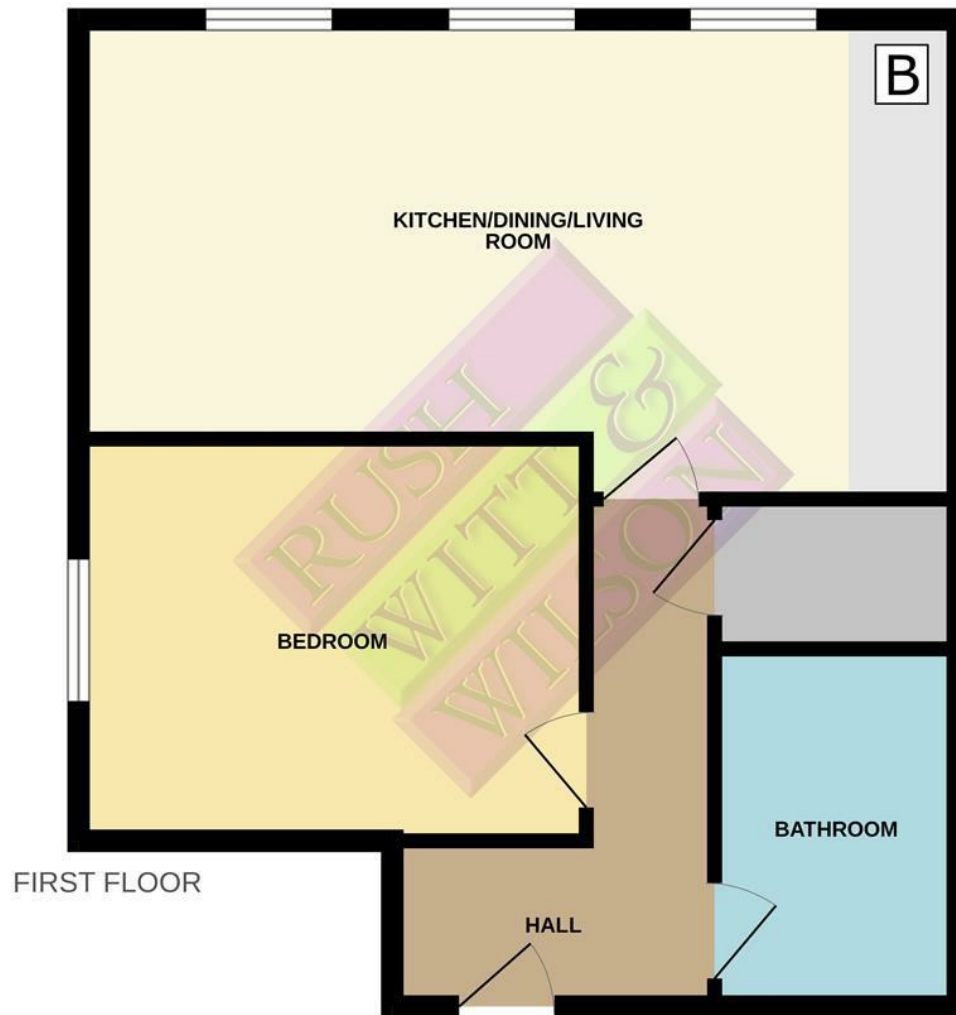
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



