

**RUSH
WITT &
WILSON**



**2 Elmfield Court Oaks Road, Tenterden, Kent TN30 6RH
Offers In The Region Of £225,000**

Rush Witt & Wilson are pleased to offer this well proportioned ground floor apartment in need refurbishment/modernisation located in much sought after location just a stone's throw from Tenterden High Street.

The accommodation comprises a kitchen, living/dining room, small conservatory/sun room with glazed patio doors, two double bedrooms and bathroom. Outside is a single garage en-bloc and communal gardens. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Communal Entrance

With security communal door to the front elevation, private door leading to:

Entrance Hallway

Fitted cloaks cupboard, fitted storage cupboard, radiator, doors off to the following:

Bedroom One

13'7 max x 9'11 (4.14m max x 3.02m)

Two fitted wardrobes, radiator, part glazed sliding patio doors leading through to:

Conservatory/Sun Room

14'9 x 4'8 (4.50m x 1.42m)

Full height glazed windows to the rear elevation, sliding patio doors.

Bedroom Two

12'0 x 9'6 (3.66m x 2.90m)

Window to the front elevation enjoying a pleasant outlook over Oaks Road and towards the High Street, fitted wardrobe, fitted vanity unit with inset coloured wash hand basin with storage beneath, radiator.

Bathroom

Fitted with a coloured suite comprising low level wc, pedestal wash hand basin, walk in seated bath with shower above, fully tiled walls, radiator.

Kitchen

11'11 x 7'10 (3.63m x 2.39m)

Window to the front elevation overlooking Oaks Road, the kitchen is fitted with a range of wooden cupboard and drawer base units with wall matching cupboards, complimenting granite effect worksurface with inset one and a half bowl stainless steel sink unit, inset AEG hob with glass backplate, stainless steel extractor canopy above and integrated oven beneath, space and plumbing for washing machine, integrated fridge/freezer, wall mounted gas fired boiler.

Living/Dining Room

22'3 x 12'1 (6.78m x 3.68m)

Window to the side elevation, glazed door through to the conservatory/sun room, two radiators.

Outside

Single Garage En-Bloc

Accessed from Elmfield Road with up and over door to front elevation.

Communal Gardens

The property is surrounded by communal gardens, predominantly laid to lawn with a range of beds, planted with a mixture of shrubs and roses and a selection of trees.

Agent Note

Lease: 999 years from 1 January 2003 (977 years remaining)
Share of freehold (Elmstead Court (Management) Limited)

Service/Maintenance Charge: Approximately £2200 per year with an additional admin fee of £49
Ground Rent: We are advised there is no ground rent payable.

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.

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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
76	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

