

**RUSH
WITT &
WILSON**



**Flat 1 Craythorne House Beacon Oak Road, Tenterden, Kent TN30 6RX
Offers In Excess Of £275,000**

Rush Witt & Wilson are pleased to offer this two bedroom ground floor apartment forming part of a handsome Grade II listed Georgian town house within easy walking distance of Tenterden High Street. This charming apartment offers a wealth of character features and comprises of an impressive double aspect living/dining room with log burning stove, kitchen, two bedrooms and bathroom. The apartment also benefits from a private entrance to the side elevation and a single garage en-bloc. An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Communal Entrance

Steps to the front lead to the communal entrance door opening to an impressive hallway and private door leading to:

Living/Dining Room

17'11 x 16'0 (5.46m x 4.88m)

Being double aspect with attractive bay window to the front and further sash window to the side elevations, original oak floorboards, feature fireplace with inset log burning stove, two radiators and door to:

Hallway

With wooden flooring, recessed ceiling spot lights and connecting doors to:

Bedroom 2

14'5 x 8'9 (4.39m x 2.67m)

With inglenook fireplace, two windows to the side elevation, recessed storage area, radiator and wall mounted gas fire boiler.

Bedroom 1

12'6 x 10'0 (3.81m x 3.05m)

With window to the side elevation, radiator and range of fitted wardrobes with mirrored sliding doors.

Bathroom

Fitted with a white suite comprising panelled bath with fixed shower above, pedestal wash basin, heated towel rail, fully tiled walls and flooring.

Kitchen

10'9 x 5'6 (3.28m x 1.68m)

Fitted with a range of bespoke cupboard and drawer base units with matching wall mounted cupboards, complementing wooden work surface with tiled splash-backs and inset ceramic sink unit, inset gas hob with integrated oven beneath, upright unit housing free standing fridge/freezer, integrated washing machine and dishwasher, quarry tiled flooring, exposed timbers, sash window and door to the side elevation.

Single Garage (En-Bloc)

Approached via an un-made road to the rear of Craythorne House with up and over door to the front elevation.

Agent Note

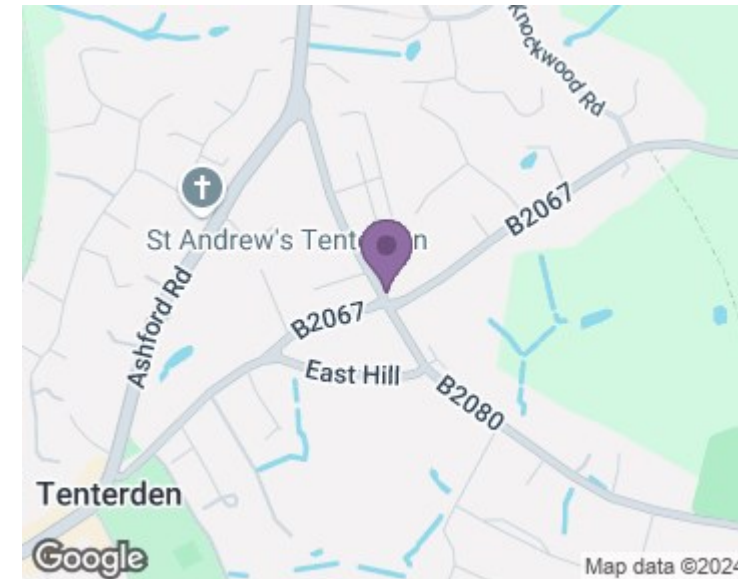
Lease: 999 years from and including 7 August 1987

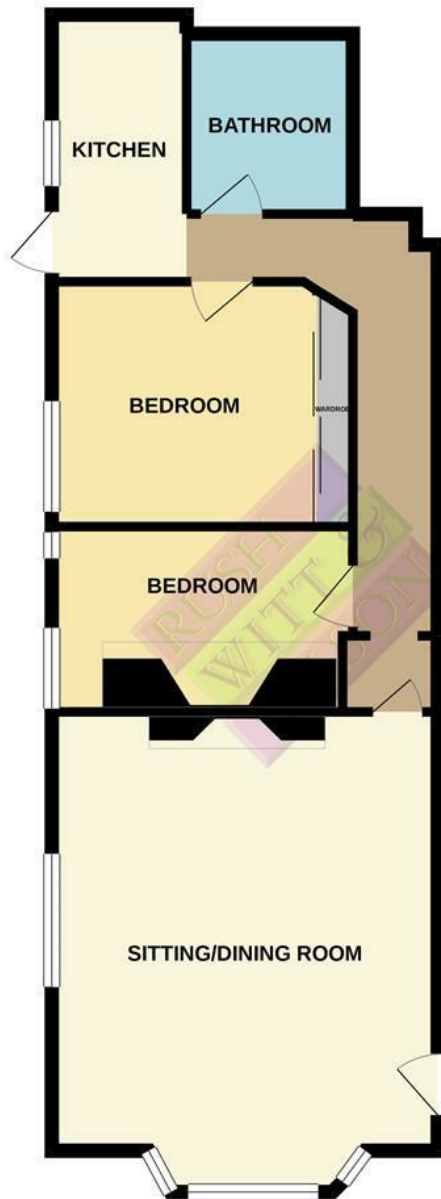
Please note there is a monthly service charge of circa £50 per month.

Council Tax Band: C

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.





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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