

**RUSH  
WITT &  
WILSON**



**2 Hales Court Hales Close, Tenterden, Kent TN30 6RJ  
Offers In The Region Of £325,000**

Rush Witt & Wilson are pleased to offer this well-presented attached retirement bungalow occupying a sought after cul-de-sac location within walking distance of Tenterden High Street. The well-proportioned accommodation comprises of an entrance hallway, living room, kitchen, sun room, two bedrooms and bathroom. Outside the property benefits from an enclosed rear garden and allocated parking space. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Communal Gardens/Allocated Parking**

2 Hales Court forms part of an attractive courtyard style development of single storey properties designed and built for the over 55's. To the front, lawned communal gardens interspersed with a selection of trees/roses surround an brick paved parking area where the property benefits from an allocated parking space as well as further visitors parking.

#### **Entrance Hallway**

With part glazed entrance door to the front elevation, wall mounted electric heater, fitted coat cupboard, shelved airing cupboard, access to loft space and connecting doors to:

#### **Kitchen**

9'7 x 7'10 (2.92m x 2.39m)

Fitted with a range of traditional styled cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash back, inset ceramic 1.5 bowel sink/drain unit with mixer tap, inset four ring electric hob with extractor canopy above, upright unit housing integrated double oven, space and point for free-standing fridge/freezer,

space and point for dishwasher, space and plumbing for washing-machine, wine rack, under floor heating, recessed ceiling spot lights and window to the front elevation overlooking the communal gardens.

#### **Bedroom 1**

14'11 x 10'3 (4.55m x 3.12m)

With bay window to the front elevation, electric storage heater and fitted wardrobe with mirrored folding doors.

#### **Bathroom**

Fitted with a modern white suite comprising of low level W.C, pedestal wash-hand basin, panelled bath, larger corner shower with sliding doors, small fitted storage cupboard, under floor heating, part tiled walls and heated towel rail.

#### **Living Room**

15'10 x 12'0 (4.83m x 3.66m)

With glazed double doors opening to the Sun Room, electric storage heater, attractive ornamental fireplace inset electric fire and double doors connecting to:

#### **Bedroom 2**

10'3 x 8'0 (3.12m x 2.44m)

With window to the rear elevation overlooking the garden, fitted wardrobe and electric storage heater.

#### **Sun Room**

10'0 x 7'11 (3.05m x 2.41m)

With a range of windows, under floor heating and double doors opening to the side elevation allowing access to the garden.

#### **Rear Garden**

The enclosed private rear garden is fully paved and offers the perfect space for outside dining and

entertaining with a selection of raised beds planted with a selection of shrubs and seasonal flowers. Gated side access.

#### **Agent Note**

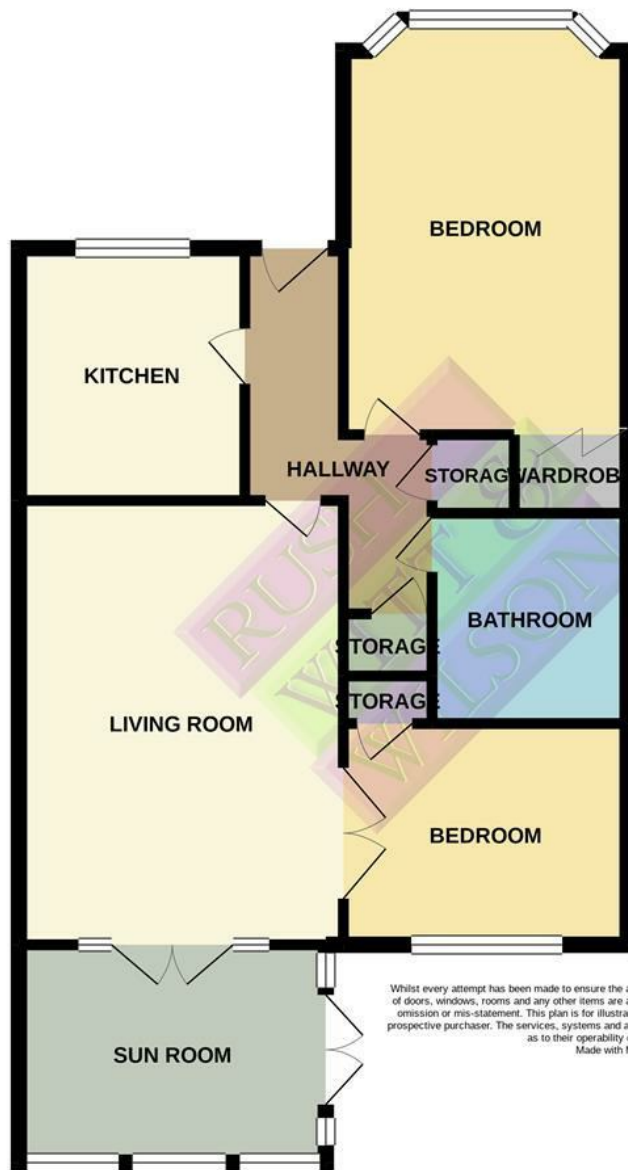
None of the services or appliances mentioned in these sale particulars have been tested.

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.

\*\*\* Please note - Hales Court have an age requirement of 55 years and over for occupancy. There is an annual maintenance charge of approximately £3,261.10 per annum which covers window cleaning, building insurance, garden maintenance, communal ground/garden maintenance, external redecoration, emergency call system and visiting management staff.\*\*



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		45
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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