RUSH WITT & WILSON

1 The Cobs Woodbury Lane, Tenterden, Kent TN30 6JH
Guide Price £365,000

Rush Witt & Wilson are pleased to offer this well-presented ground floor apartment forming part of The Cobs, a highly sought after collection of retirement properties occupying in an exclusive position just off Tenterden High Street.

The well-proportioned accommodation comprising of a generous entrance hallway, living/dining room, kitchen, two double bedrooms, the main with an en-suite shower room and bathroom. Outside the property benefits from an enclosed private rear courtyard and attached garage with parking space to the front. (Please note the garage is currently sub-divided into a store room at the front and a study/hobby room at the rear which is accessed directly from the apartment). Offered to the market CHAIN FREE.

An internal inspection of this rarely available ground floor apartment is is highly recommended, for further information and to arrange your viewing please call our Tenterden office.

Entrance Porch
With part decorative glazed entrance door to the front elevation and further glazed door leading to:

Hallway
Generous hallway with fitted coat cupboard, shelved airing cupboard housing insulated hot water tank, electric storage heater, part glazed door to the rear elevation allowing access to the courtyard and further doors connecting to:

Kitchen
9'10 x 8'7 (3.00m x 2.62m)
Fitted with a range of wooden 'shaker style' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset sink/drainer unit, inset four ring electric hob with integrated oven beneath and extractor fan above, integrated fridge/freezer, space and point for dishwasher, space and plumbing for washing machine and window to the front elevation.

Living/Dining Room
19'3 max x 11'7 (5.87m max x 3.53m)
Being double aspect with windows to the front and side elevations, ornamental fireplace with electric fire and electric storage heater.

Bedroom 2
11'4 x 8'0 (3.45m x 2.44m)
With window to the side elevation, wall mounted electric heater and fitted wardrobe.

Bathroom
Fitted with a white suite comprising low level W.C, panelled bath with mixer tap and hand held shower attachment, vanity unit with inset wash-hand basin and cupboard beneath, fully tiled walls and obscured glazed window to the rear elevation.

Bedroom 1
11'4 x 10'2 (3.45m x 3.10m)
With window to the side elevation, two fitted wardrobes, electric storage heater and door to:

En-Suite Shower Room
Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and cupboard beneath, corner shower cubicle with sliding doors, fully tiled walls and obscured glazed window to the rear elevation.

Rear Lobby
With fitted storage cupboard, part glazed door to the rear elevation opening to the courtyard garden and door to:

Study/Hobby Room (forms part of the garage)
11'01 x 7'11 (3.38m x 2.41m)
With two small windows to the rear elevation and access to loft storage space above.

Outside

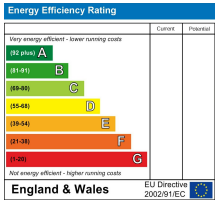
Garage/Store Room
With up and over door to the front elevation. Please note the garage is currently sub-divided into a store room at the front and a study/hobby room at the rear which is accessed directly from the apartment

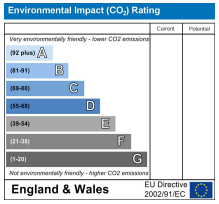
Courtyard Garden
Being fully paved with gated side access.

Agent Note
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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

** Please note - The Cobs have an age requirement of 55 years and over for occupancy. We are advised there is an annual maintenance/service charge of £140 p/a ***





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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