

**RUSH
WITT &
WILSON**



**6 Hales Court Hales Close, Tenterden, TN30 6RJ
Offers In Excess Of £350,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented attached retirement bungalow occupying a quiet 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, two bedrooms and shower room. Outside the property benefits from an enclosed rear garden benefiting from a south westerly aspect and allocated parking space. Further benefits include UPVC double glazed windows through out and highly efficient Fischer eclectic heaters through-out. 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

6 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 Fischer electric heater, access to loft space, fitted coat cupboard, fitted shelved airing cupboard and connecting doors to:

Kitchen

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

Recently installed kitchen (2022) being extensively fitted with a range of cream shaker style cupboard and drawer base units, matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset stainless steel sink/drainage unit, inset AEG

electric hob with stainless steel extractor canopy above, upright unit housing integrated AEG double oven, integrated KENWOOD slimline dishwasher, integrated KENWOOD fridge/freezer, integrated BEKO washing machine, recessed ceiling spot lights, wood effect laminate flooring and window to the front elevation overlooking the communal gardens.

Bedroom 1

15'0 max x 10'3 (4.57m max x 3.12m)

With attractive bay window to the front elevation overlooking the communal gardens, fitted wardrobe with mirrored folding doors, wall mounted Fischer electric heater and further fitted wardrobe.

Shower Room

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin with fixed illuminated mirror above, large walk-in shower cubicle with fitted glass screen, stainless steel heated towel rail and fully tiled walls.

Living/Dining Room

15'10 x 12'1 (4.83m x 3.68m)

With glazed double doors to the rear elevation allowing access through to the garden, attractive ornamental feature fireplace with inset electric fire, wall mounted Fischer electric heater and double doors connecting to:

Bedroom 2

10'3 x 7'11 (3.12m x 2.41m)

With window to the rear elevation overlooking the garden, fitted wardrobe and wall mounted Fischer electric heater

Outside

Garden

The enclosed private rear garden is predominately laid to lawn being boarded with well stocked beds planted with a mixture of shrubs and seasonal flowers, abutting the rear of the bungalow is a paved patio offers the perfect space for outside dining and entertaining.

Agent Note

Please Note - Hales Court have an age requirement of 55 years and over for occupancy. There is an annual maintenance charge of approximately £3,765 per annum (tbv) which covers window cleaning, building insurance, garden maintenance, communal ground/garden maintenance, external redecoration, emergency call system and visiting management staff.

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.



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 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(20-39) D			
(1-19) E			
(1-19) F			
(1-19) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

