

**RUSH
WITT &
WILSON**



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

Rush Witt & Wilson are pleased to offer this well-presented mid-terrace 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/dining room, kitchen, two bedrooms and shower room. Outside the bungalows offers an enclosed rear garden benefiting from a south westerly aspect 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

7 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 a brick paved parking area where the property benefits from an allocated parking space as well as further visitors parking.

Entrance Hallway

Part glazed entrance door to the front elevation, wall mounted electric heater, fitted cloaks cupboard, access to loft space, shelved airing cupboard, doors off to the following:

Kitchen

9'6 x 7'8 (2.90m x 2.34m)

Window to the front elevation, fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, inset black composite sink with side drainer, inset Neff induction hob with stainless backplate and extractor canopy above, upright unit housing integrated double

oven, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for free standing fridge/freezer, tiled floor with underfloor heating.

Bedroom One

14'1 x 10'2 (4.29m x 3.10m)

Bay window to the front elevation, range of fitted wardrobes with mirrored folding doors, wall mounted electric heater.

Shower Room

Fitted with modern suite comprising L shape vanity unit, low level wc, inset wash hand basin, range of fitted cupboards, large walk in shower cubicle with glass screen, tiled floor with underfloor heating, heated towel rail.

Living/Dining Room

15'9 x 12'2 (4.80m x 3.71m)

Glazed double doors to the rear elevation allowing views and access onto the rear garden, wall mounted electric heater, feature fireplace, double doors leading through to:

Bedroom Two

8'2 x 10'2 (2.49m x 3.10m)

Window to the rear elevation overlooking the garden, wall mounted electric heater, fitted wardrobe.

Outside

Rear Garden

Private area of garden benefitting from a south/westerly aspect with a paved patio area with electric awning abutting the rear of the bungalow offering space for outside dining and entertaining which leads to a level area of lawn bordered on all sides by well stocked beds planted with a range of mature shrubs, roses and seasonal flowers. To the end of the garden is a timber storage shed.

Agents Note

Please Note - Hales Court have an age requirement of 55 years and over for occupancy. There is an annual maintenance charge of approximately £4,500 (tbv) which is paid quarterly and 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.

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.
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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	A	A
18-48	18-48	B	B
15-18	15-18	C	C
12-15	12-15	D	D
9-12	9-12	E	E
6-9	6-9	F	F
3-6	3-6	G	G
1-3	1-3	Not environmentally friendly - higher CO ₂ emissions	

Energy Efficiency Rating: 75 (Current), 54 (Potential)
Environmental Impact (CO₂) Rating: A (Current), B (Potential)

England & Wales EU Directive 2002/91/EC

