

**RUSH
WITT &
WILSON**



**Flat 31 Cedar Court Woodbury Lane, Tenterden, TN30 6JH
Offers In The Region Of £199,995**

Rush Witt & Wilson are pleased to offer this spacious two bedroom second floor retirement apartment occupying a quiet location just off the tree lined High Street of Tenterden.

The accommodation comprises of an entrance hallway, living/dining room with adjoining kitchen, two bedrooms and bathroom. Further benefits at Cedar Court include use of a communal lounge, laundry room, guest suite, communal gardens and residents parking (non-allocated). There is also a Duty Manager and a 24 hour call system in case of emergency. The apartments are restricted to those over the age of 65, or in the event of a couple, one must be over 65 years and the other over 60 years of age. Offered to the market CHAIN FREE.

An internal inspection of this delightful apartment and its superb location is highly recommended, for further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Communal Entrance

With security doors to the front elevations opening to a reception area where the house managers office is located, a corridor proceeds through to the communal lounge, lift and staircase giving access to the first and second floor.

Second Floor

Entrance Hallway

Generous hallway with private entrance door, wall mounted security door entry system unit, electric storage heater, shelved airing cupboard housing insulated hot water and cold water tank, large walk-in storage cupboard and doors to;

Living/Dining Room

12'7 x 11'4 (3.84m x 3.45m)

With window to the rear elevation, electric storage heater, ornamental fireplace with electric fire and glazed double doors to:

Kitchen

6'8 x 6'1 (2.03m x 1.85m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drain unit and tiled splash-back, inset four ring electric hob with extractor canopy above, upright unit housing integrated oven, space and point for low level fridge and space and point for low level freezer, window to side elevation.

Bedroom 1

12'7 x 9'0 (3.84m x 2.74m)

With Velux style window to the rear elevation, electric storage heater and double fitted wardrobe with folding doors.

Bedroom 2

12'7 x 7'11 (3.84m x 2.41m)

With Velux style window to the rear elevation, electric heater and double fitted wardrobe with folding doors.

Bathroom

6'11 x 5'9 (2.11m x 1.75m)

Fitted with a coloured suite comprising vanity unit with inset wash-hand basin and fitted cupboard beneath, low level W.C, panelled bath with fixed shower above, heated towel rail and fully tiled walls.

Outside

There is a residences parking area to the front (non-allocated) and communal gardens with a pergola covered seating area.

Agent Note

Lease: 125 years from September 1990 (93 years remaining)

Ground Rent: £533.00 p/a

Service Charge: £3,880.00 p/a

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



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
76	81		

Energy Efficiency Rating scale (A-G) and Environmental Impact (CO₂) Rating scale (A-G) are also shown.

