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TENTERDEN

1 Cedar Court, Tenterden, Kent, TN30 6JH

Asking Price £200,000

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NO ONWARD CHAIN. A well-presented one-bedroom ground floor retirement apartment with patio door overlooking communal gardens and offering access to High Street within 55 metres. Cedar Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by lift.

The well-presented accommodation offers a modern kitchen with a range of white wall and base units with integrated oven, induction hob and space for a further appliance. The double bedroom offers fitted wardrobes and emergency pull cord and the shower room suite comprises of a walk-in shower with wall mounted folding seat, hand basin with vanity beneath and WC. Externally the property offers communal gardens and communal parking for residents.

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 65 years, or in the event of a couple, one must be over the age of 65 years and the other over 60 years.

Lease: 125 years from 1990 - Service Charge £3697.56 per annum.
Ground Rent £485.30 per annum
The property is situated just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this ch

Leasehold – 125 years from September 1990
Service Charge £3697.56 per annum
Ground Rent £485.30 per annum.

Services – Mains Water, Sewerage and Electricity
Heating – Electric Central Heating
Broadband – Average Broadband Speed 16 mb – 36mb
Mobile Phone Coverage – Okay to Good
Flood Risk – Very Low
Council Tax Band D
EPC Rating C





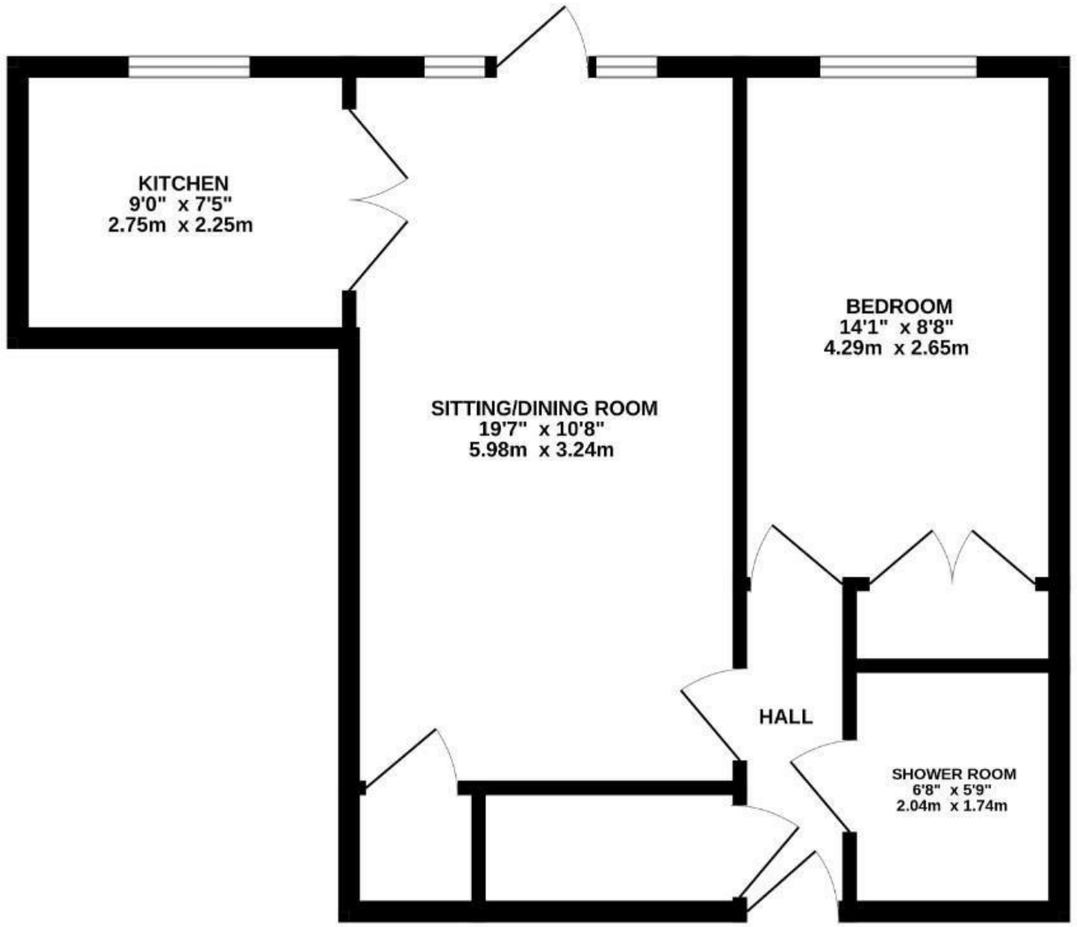








GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

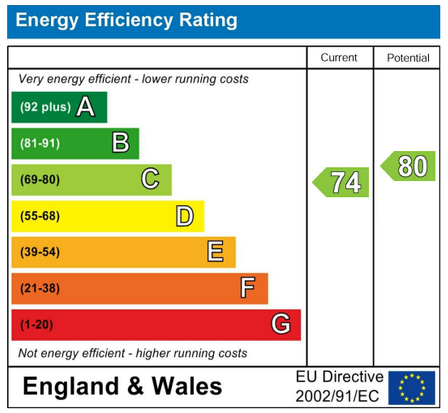


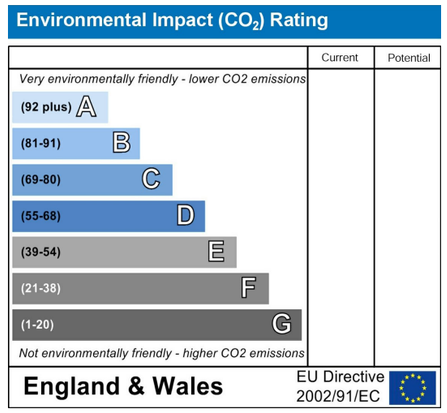
TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

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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Tenure: Leasehold
Council Tax Band: D

- ONE BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- WALKING DISTANCE TO HIGH STREET
- OVER 65'S RETIREMENT PROPERTY
- RESIDENTS LOUNGE
- COMMUNAL LAUNDRY
- 24 HOUR EMERGENCY CARELINE SYSTEM
- GUEST SUITE
- EPC RATING C





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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