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TENTERDEN

32 Cedar Court, Woodbury Lane, Tenterden, TN30 6JH

For Sale by Modern Method of Auction
Starting Bid £130,000

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RECENTLY REDUCED STARTING BID - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

STARTING BID £130,000. NO ONWARD CHAIN - A fantastic two-bedroom retirement apartment situated just a stone's throw from the High Street in a peaceful setting yet conveniently located for enjoying everything that Tenterden has to offer.
This spacious second floor apartment benefits from an entrance hall leading to a generous double aspect sitting/dining room with glazed French doors into the kitchen, fitted with a range of wall and base units, integrated under counter oven, hob with extractor above and space for further appliances.
The hall also leads to two bedrooms both benefiting from built in storage, storage cupboards and a modern shower room with walk in shower cubicle, mounted basin with vanity beneath, WC with concealed cistern, fitted wall cupboards and heated towel rail.

Cedar Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by lift.

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.

Externally the property offers communal gardens and communal parking for residents.

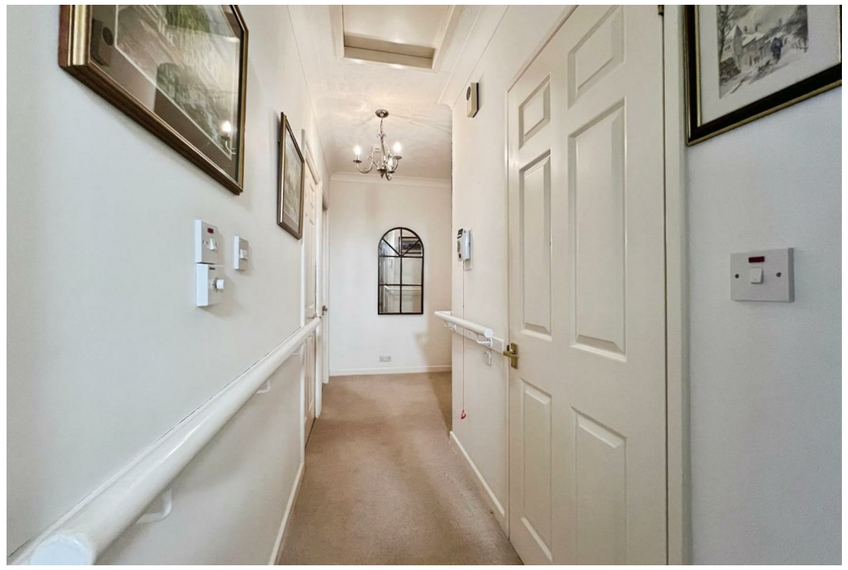
The property is situated just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles), where the high-speed service departs to London St Pancras (a journey of approx. 38mins).

Leasehold – 125 years from September 1990
Service Charge £5300.40 per annum. Ground Rent £534.00 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
Ashford Borough Council – Council Tax Band D





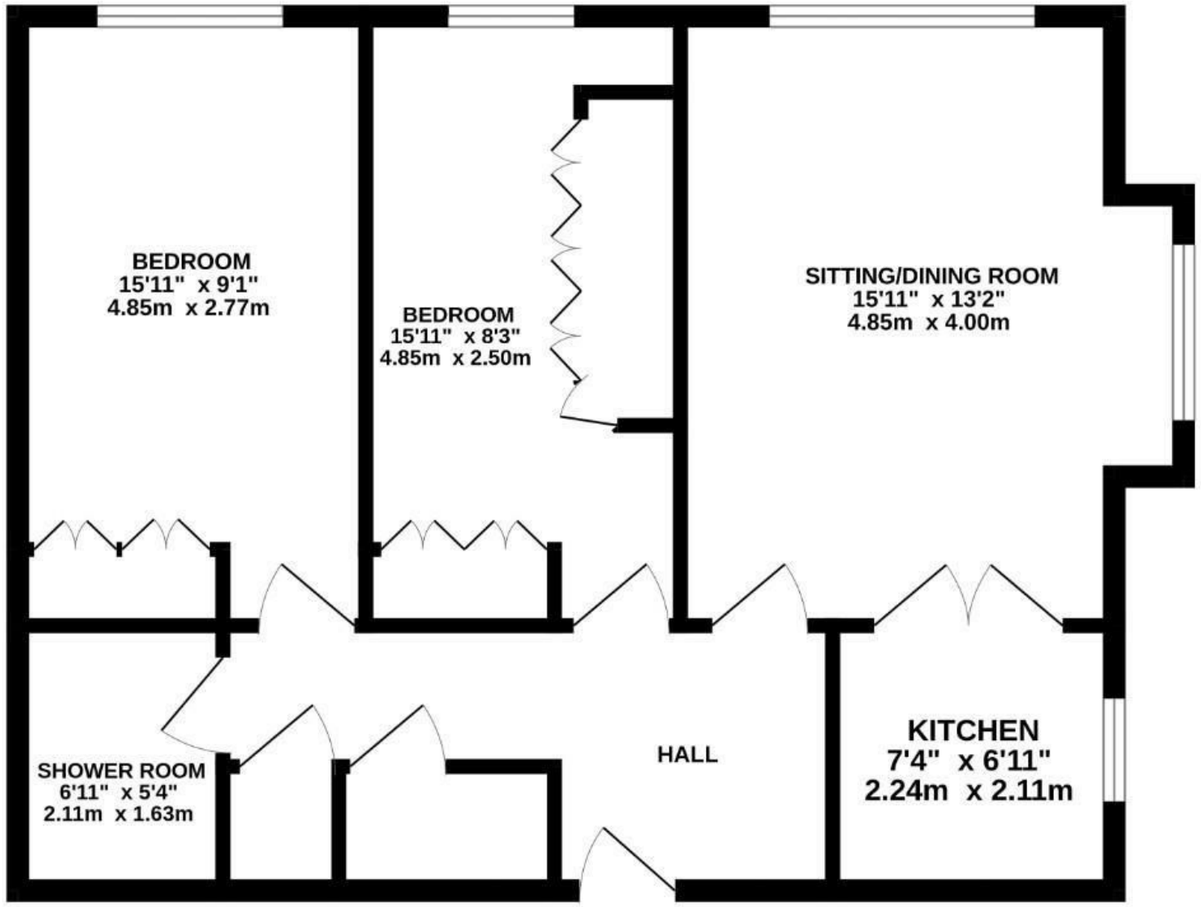








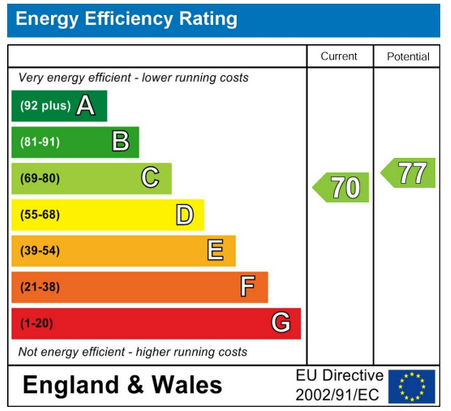
2ND FLOOR

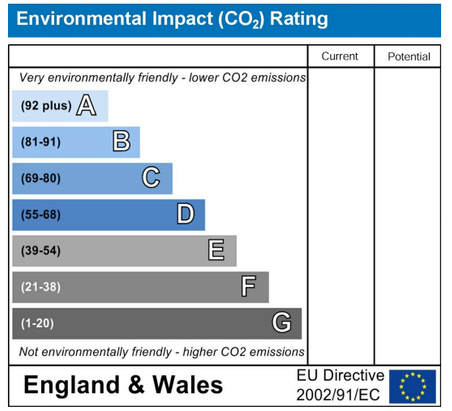


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure: Leasehold
Council Tax Band: D

- TWO BEDROOM SECOND 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
- COUNCIL TAX BANDING D





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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