



11 Cedar Court,
Tenterden, Kent TN30 6JH

Warner Gray

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Price Guide : £299,950

A ground floor two bedroom apartment in a highly sought after retirement development in the centre of the town, only a short walk from Tenterden High Street with its excellent range of shopping facilities and amenities.

Attractive communal garden. Parking space.

Occupancy is restricted to those over 65 years of age or over 60 for the partner of someone over 65

Cedar Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties, a communal lounge, laundry and refuse facilities and a guest suite.

The 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 call system.

SITUATION 11 Cedar Court is a light and spacious, south-west facing ground floor apartment forming part of this highly regarded development set in the heart of the popular and historic town of Tenterden, which offers a wide range of shopping facilities, including Waitrose and Tesco supermarkets, many national names, banks, restaurants and public houses.

The town is well equipped with facilities including a local leisure centre, library, steam railway, golf courses along with many beautiful walks in the surrounding countryside.

There are good transport links with the nearest mainline station at Headcorn with regular links to London, taking just over the hour, and Ashford International station with high speed trains to London and the continent. There is also a Tenterden Hopper service to the surrounding areas.



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WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

The accommodation comprises the following with approximate dimensions :

HALL With access from the communal entrance hallway. Wall mounted electric storage heater. Walk in cupboard with shelving and housing the electricity meters. Further cupboard housing the hot water cylinder and shelving. Door to :

SITTING ROOM 17' 9" x 11' 6" (5.41m x 3.51m) Glazed front door with windows either side. Electric wall mounted "intelligent" storage heater. Attractive fireplace with decorative surrounds, electric room heater. Georgian-style glazed double kitchen doors to :

KITCHEN 7' 5" x 7' 0" (2.26m x 2.13m) Worksurfaces with drawers and cupboards under and wall mounted units with concealed lighting. Four ring electric hob with extractor. Single drainer stainless steel sink unit. Electric oven. Space under worktops for fridge and freezer.

BEDROOM 1 17' 9" x 9' 1" (5.41m x 2.77m) Window to the front. Built in wardrobe cupboard with folding doors. Wall mounted "intelligent" electric storage heater.

BEDROOM 2 17' 9" x 8' 0" (5.41m x 2.44m) Window to the front. Built-in wardrobe cupboard with folding doors.

SHOWER ROOM Low level wc, tiled surround, basin, walk in shower cubicle with electric thermostatic shower. Extractor fan. Wall mounted heater.

OUTSIDE Attractive communal garden to the front.

LEASEHOLD 125 years from 1990

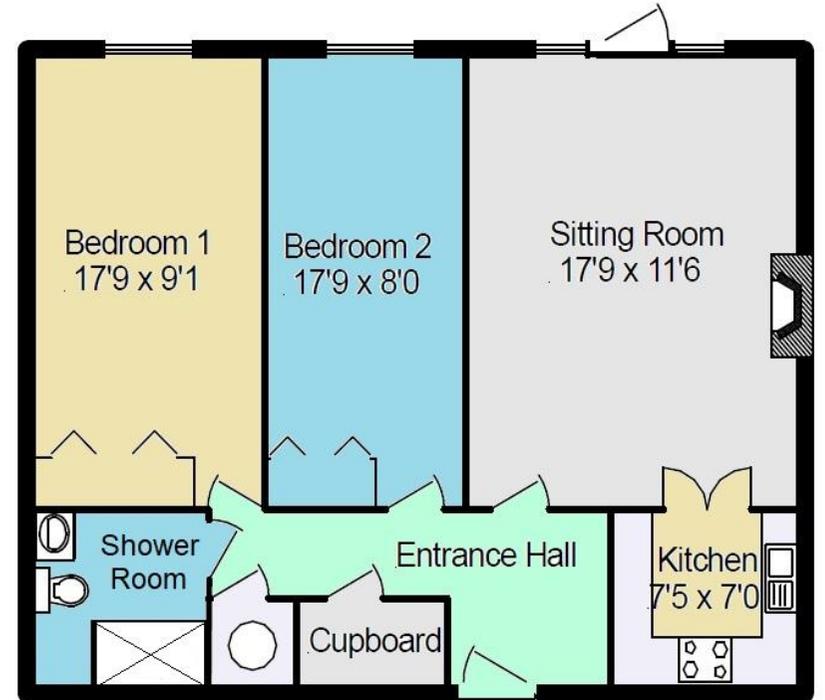
GROUND RENT £534 p.a.

SERVICE CHARGES : approximately £3,531 p.a.

EPC RATING : tba

DIRECTIONS From our office in East Cross, proceed along the High Street passing the War Memorial on the left hand side and continue along then, by car, turn left into Woodbury Lane, go round to the left and along to Cedar Court. No11 will be found in front of you. On foot, you can use the gravel path off of the High Street.

AGENTS NOTES : Occupancy restricted to those over 65 years of age or over 60 for the partner of someone over 65.



**Approximate Floor Area
795 Square Feet**

These plans are for layout purposes only and are not drawn to scale. Any doors, windows or other internal features are merely as a guide.

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