



**9 The Lindens,
St. Benets Way, Tenterden, Kent TN30 6QT**

Warner *Gray*

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Offers In Excess Of £350,000**

This most impressive 2 double bedroom ground floor apartment with pretty courtyard garden and garage, situated within walking distance of the High Street of Tenterden, would suit any number of different purchasers, including those looking for a lock-up and leave property or possible investment / rental opportunity.

Built 15 years ago as part of a select residential development, this beautifully presented apartment offers a buyer the opportunity to move in and enjoy living there straight away without having anything to do.

The accommodation consists of a spacious open plan living room with dining / sitting areas, a modern kitchen, two good size bedrooms, one with en-suite shower room, a main bathroom and welcoming entrance hall. Just a short walk to the High Street, this property is perfectly placed to take advantage of all the many local amenities on offer.

Viewing is highly recommended.

Immaculately presented ground floor apartment

Spacious open plan living area

2 good size bedrooms / 2 bathrooms

Landscaped pretty courtyard garden

Single garage / Communal front garden

Walking distance of local amenities

Potential investment / Lock up & leave

Mainline stations at Headcorn and Ashford. No onward chain

SITUATION : 9 The Lindens enjoys a most convenient and sought after cul-de-sac location just a short distance from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and health and leisure amenities. It also benefits from being close to the open fields that surround the town where there are many good walks to enjoy. The area is well served for transport links. Headcorn Station offers services to London taking about an hour. Ashford International has Eurostar trains departing for the continent as well as the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.



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COMMUNAL ENTRANCE HALL Security doors with an entry system at the front, lead into a communal hall which takes you up to the front door of Apartment 9.

ENTRANCE HALL 10' 5" x 6' 7max" The front door opens into a generous hall where there is a large cupboard for cloaks and other household items. Doors from the hall lead to the open plan living area, the two bedrooms and main bathroom.

SITTING/DINING ROOM 19' 9" x 13' 0" (6.02m x 3.96m) A good sized, light room that serves comfortably as a sitting/ dining room with access to the kitchen at one end. French doors from the dining area lead onto the private courtyard garden and side gated access to the communal front garden. Two windows to front.

KITCHEN 8' 10" x 8' 2 max" (2.69m x 2.49m) The bright, well designed kitchen, with its modern units, is a lovely place to cook. There are a range of units, drawers and cupboards, both base and wall, with laminate worktops and a stainless steel one and a half bowl sink with drainer and mixer tap. Electric double oven with four ring gas hob and extractor above. Integrated fridge, freezer and washing machine. Worcester gas boiler. Window to side overlooking garden.

BEDROOM 1 12' 4" x 12' 0 max" (3.76m x 3.66m) A good size double bedroom with built-in wardrobe. Window to rear with views over close behind. Door to **EN-SUITE SHOWER ROOM** A modern suite comprising: shower with glass sliding door, low level w.c and wash hand basin. Heated towel rail.

BEDROOM 2 12' 2" x 8' 2 max" (3.71m x 2.49m) A light, bright bedroom currently set up with twin beds. This space would work equally well as a study. Cupboard housing hot water cylinder. Window to rear.

BATHROOM A modern white suite comprising a panelled bath with mixer tap and hand held shower attachment, and built-in unit with concealed cistern w.c and wash hand basin with storage cupboard under. Space for free standing storage unit.

OUTSIDE The sunny neatly maintained communal open-plan front garden is laid to lawn with ornamental trees, this sunny garden can be accessed from the front door or side gate from the apartment's private garden. A pathway leads to the front communal door.

A side gate takes you through to an attractive enclosed very private garden where a terrace provides an ideal spot for alfresco dining. The property also has a single **en-bloc GARAGE**, which is located at the end of the cul-de-sac to the rear of the property.

SERVICES Mains water, gas, electricity and drainage. EPC: C. **NOTE** : There is an monthly service and maintenance charge of about £100 which we understand covers the ground rent, buildings insurance, upkeep of communal areas and external decoration. **LEASEHOLD** About 986 years remaining.

DIRECTIONS From our offices in Tenterden, proceed in an easterly direction towards St Michaels. After a short distance turn left into Turners Avenue and then immediately right into St Benets Way. This leads through to The Lindens, continue along bearing round to the right and Number 9 can be found in the apartment block at the end of the cul-de-sac.



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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