



30 Cedar Court,  
Tenterden, Kent TN30 6JH

Warner Gray

## 30 Cedar Court, Tenterden, Kent TN30 6JH

Guide Price : £285,000

Originally constructed by McCarthy and Stone (Developments) Ltd, Cedar Court is a most sought after retirement development situated in a quiet, but very convenient location in the heart of the picturesque Cinque Port town of Tenterden. Tucked away behind the beautiful period cottages that line the picturesque tree lined end of the High Street, it is just a short walk to all the local amenities, which is what makes this attractive development so popular.

**This two double bedroom second floor apartment comprises: private entrance hall, sitting / dining room, kitchen, two double bedrooms with built-in storage, and a spacious bathroom. The development comprises 36 properties in total arranged over three floors, each of which is accessed via a lift or stairs.**

**There is a Duty Manager and a 24 hour call system in case of emergency. In addition, residents have the use of a communal lounge, laundry, guest suite and parking (non-allocated), either for a car or motorised buggy.**

### **Second floor two bedroom retirement apartment**

**Tucked away location in heart of Tenterden**

**Short walk to tree lined High Street / local amenities**

**Duty Manager / 24 hour emergency Careline system**

**Resident's lounge / communal laundry / guest suite**

**Pretty communal garden. Lifts to all floors**

**Non-allocated parking for residents and guests**

**Minimum age of 65 years. NO ONWARD CHAIN**

**Situation:** Cedar Court enjoys a sought after tucked away cul-de-sac location just behind the picturesque tree-lined High Street of Tenterden. There are a wide range of shopping, health and leisure facilities within walking distance. Good transport links exist, with the nearest mainline station at Headcorn being approximately 8 miles distant and providing frequent services to London in just over an hour. There are, in addition, regular bus services that run to the surrounding towns and villages.

**Viewing by appointment through WarnerGray 01580 766044**



WarnerGray Tel. 01580 766044

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

**The accommodation comprises the following with approximate dimensions : ENTRANCE HALL** Situated towards the end of a corridor on the second floor, the front door to this apartment opens into a welcoming hallway where there is a very useful, large storage cupboard and a separate airing cupboard housing the hot water cylinder and water tank. Room for free standing furniture. Doors from this hallway lead into the sitting / dining room, both bedrooms and bathroom. NB: Some restricted head height to sitting / dining room and both bedrooms.

**SITTING / DINING ROOM** 12' 10" x 11' 5 max" (3.91m x 3.48m) This good sized bright room has a warm, homely feel. There is an attractive Adam style fireplace for an electric fire. Glazed double doors open into the handily situated kitchen, which is essentially open plan to this area. A window brings in good amounts of natural light.

**KITCHEN** 7' 5" x 7' 0 max" (2.26m x 2.13m) The kitchen is open to sitting / dining room which makes this a very sociable space. There are a range of units with laminate worktops and matching wall cupboards. Space for a free standing electric oven. Extractor above. Space for slimline dishwasher and upright fridge / freezer. Stainless steel sink with drainer. Tiled walls.

**BEDROOM 1** 12' 10" x 9' 9 max" (3.91m x 2.97m) A spacious, light, airy room with built-in storage and large velux window.

**BEDROOM 2** 12' 10" x 8' 0 max" (3.91m x 2.44m) A bright double bedroom with built-in storage and large velux window.

**BATHROOM** Modern suite comprising: panelled bath with mixer tap, hand held shower attachment and Aqualisa pumped shower over; pedestal basin and low level w.c. Tiled walls.

**OUTSIDE** Communal garden with mature planting and pergola. Parking (non-allocated) for car and motorised buggy (under cover).

### SERVICES / CONDITIONS

Mains water and drainage. Electric night storage heaters.

Leasehold: 125 years from September 1990 (94 years remaining).

Service charges: Approximately £3,500 per annum.

Ground Rent: Approximately £525.00 per annum.

Local Authority: Ashford Borough Council. EPC: C

NB: It is a condition of purchase that residents be over 65 years of age, or in the event of a couple, one must be over 65 years and the other over 60 years.

Emergency call system: The Duty Manager can be contacted from various points within the property in case of emergency. For periods when the Manager is off-duty, there is a 24 hour Careline system in place.

**DIRECTIONS** From our office in East Cross, proceed along the High Street until you come to Woodbury Lane on the left hand side. Take this turning and proceed through The Cobs to Cedar Court.

## Floor Plan

Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 55.6 sq. metres (598.4 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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