



26 Cedar Court,
Tenterden, Kent TN30 6JH

Warner Gray

26 Cedar Court, Tenterden, Kent, TN30 6JH

Guide Price: £275,000

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. All the local amenities are within a short walk which is what makes this development so popular.

This well presented, light, one bedroom 2nd floor apartment comprises: entrance hall, sitting/dining room, kitchen/breakfast room, large double bedroom with built-in storage, and spacious shower room. Being a corner flat, this property also enjoys lovely dual aspect views over the period cottages that line the tree lined High Street.

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.

Attractive 2nd floor 1 bedroom retirement apartment

Generous light & airy rooms with views

Popular location in heart of Tenterden

Short walk to all local amenities

Duty Manager / 24 hour emergency Careline system

Residents lounge and communal laundry

Lifts to all floors / Guest Suite. Pretty communal gardens

Non-allocated parking. 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, 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.

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.



WarnerGray Tel. 01580 766044

www.warnergray.co.uk email: info@warnergray.co.uk

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

The accommodation comprises the following with approximate dimensions; **HALLWAY** Apartment 26 is situated at the end of a corridor on the second floor. The front door to this apartment opens into a long hallway where there is a very useful large storage cupboard housing the hot water cylinder and water tank, and a smaller cupboard. Doors from this hallway lead into the sitting / dining room, bedroom and shower room.

SITTING / DINING ROOM

22' 8" x 10' 0 max" (6.91m x 3.05m) This good sized room has a warm, elegant feel. There is an attractive Adam style fireplace with inset electric fire. Two windows to one side of the room and two large velux windows to the end bring in lots of natural light and give lovely views towards the tree lined High Street. Double doors open into the handily situated kitchen.

KITCHEN / BREAKFAST ROOM 10' 5" x 7' 9 max" (3.18m x 2.36m) The kitchen is open to the sitting / dining room which makes this a sociable space. There are a range of units with laminate worktops and matching wall cupboards. Built-in oven and electric hob with extractor above. Stainless steel sink with drainer. Space for free standing fridge / freezer and a small breakfast table and chairs.

BEDROOM 18' 5" x 11' 5 max" (5.61m x 3.48m) A spacious, light, airy room with built-in storage and two velux windows giving wonderful views over the pretty cottages lining the High Street.

SHOWER ROOM Fitted with: large walk-in shower; wash hand basin set in vanity unit with storage below, low level w.c and heated towel rail. Tiled walls.

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

SERVICES / CONDITIONS : EPC tba

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 Rating: tba.

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.

Floor Plan

Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 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.

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property.

