



3 Rothley House,
56 Ashford Road, Tenterden, Kent TN30 6LR

Warner Gray

**3 Rothley House,
56 Ashford Road, Tenterden, Kent TN30 6LR
Guide Price : £165,000**

Located just a short level walk from the centre of the beautiful and very sought after Wealden town of Tenterden, this one bedroom first floor apartment, which forms part of a larger Victorian property, would ideally suit a first time buyer or someone looking for an investment / rental opportunity.

Having most recently been a successful long term rental property, the accommodation could now benefit from a little tlc, however, it would not take a great deal to make this cosy apartment a most warm and inviting home.

There is a communal hall on the ground floor with stairs that lead to the first and second floor flats. The apartment itself consists of an entrance hall, a light, bright double aspect sitting room which is open to the modern galley kitchen, a separate bedroom and main bathroom.

Just a short pretty walk to the High Street, this property is perfectly placed to take full advantage of all the many local amenities on offer. Viewing is highly recommended.

- One bedroom first floor apartment
- Forms part of a Victorian conversion
- Possible investment / Rental opportunity
- Bright sitting room open to galley kitchen
- Communal & private entrance hall / Bathroom
- Convenient location close to Tenterden High Street
 - Walking distance of all local amenities
 - Mainline stations at Ashford and Headcorn
 - NO ONWARD CHAIN

Viewing through WarnerGray 01580 766044



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SITUATION 3 Rothley House is situated in a prime location just a short level walk from the picturesque High Street, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street names, banks, leisure and health facilities. Headcorn Station offers services to London taking about an hour and Ashford International has 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, including the Hopper bus service.

The accommodation comprises the following with approximate dimensions : **COMMUNAL ENTRANCE HALL** The main entrance opens into a good size communal hall from which stairs lead up to the first floor landing and Apartment 3.

HALLWAY 10' 5" x 2' 10" (3.18m x 0.86m) The entrance door to the flat opens into a hallway from which the bedroom, sitting room and bathroom can all be accessed. Laminate floor. Useful cupboard housing hot water cylinder.

SITTING ROOM 10' 3" x 9' 10" (3.12m x 3m) A light, bright double aspect room with large picture window to the front giving views over the street scene below. This area is open to the kitchen, making it a sociable space.

KITCHEN 10' 5" x 4' 8 max" (3.18m x 1.42m) The galley kitchen has fitted modern black wall and base units with laminate worktops. Inset round sink with mixer tap. Eye-level Cooke and Lewis electric oven and hob. Space for washing machine and under counter fridge. Laminate floor. Window to side.

BATHROOM White suite comprising: P-shaped bath with shower over; wash hand basin with mixer tap and cupboard under; low level w.c and heated towel rail.

OUTSIDE To the front of the property is a small grassed area with a path through the middle to the front door. No other garden access. Designated parking space.

SERVICES Mains water, electricity and drainage. Electric heating. EPC Rating: E. Leasehold property with 95 years remaining on lease. Maintenance charge : £100 a month.

LOCATION FINDER

what3words: crowned.pictured.trespass

Floor Plan

Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 30.1 sq. metres (323.6 sq. feet)

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

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