



29 Cedar Court ,
Tenterden , Kent, TN30 6JH

Warner Gray

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Offers In Excess Of £260,000

This well presented two double bedroom second floor apartment, set within a very secure retirement development in the heart of the sought after Cinque Port town of Tenterden comprises: private entrance hall, sitting room, kitchen, two double bedrooms with built-in storage and shower room.

The development, which was originally constructed by McCarthy and Stone (Developments) Ltd, 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.

Tucked away behind the beautiful period cottages that line the picturesque tree lined end of the High Street, Cedar Court is just a short walk to all the local amenities, which is what makes this attractive development so popular.

- **Second floor 2 bedroom retirement apartment**
- **Well presented accommodation throughout**
- **Duty Manager / 24 hour emergency Careline**
- **Resident's lounge / communal laundry / guest suite**
 - **Lifts to all floors / communal garden**
 - **Non-allocated parking for residents & guests**
 - **Minimum requirement age of 65 years**
 - **Tucked away location in heart of Tenterden**
- **Short walk to tree lined High Street. 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

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.



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ENTRANCE HALL 16' 0" x 6' 9 max" (4.88m x 2.06m) Situated 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, both bedrooms and shower room.

SITTING ROOM 12' 8" x 11' 6" (3.86m x 3.51m) This good sized bright room has a warm, homely feel. There is an attractive Adam style fireplace with an electric fire. Glazed double doors open into the handily situated kitchen, which is essentially open plan to this area. There would be room for a small dining table and chairs in the sitting room if desired. A window brings in good amounts of natural light and gives views towards the town.

KITCHEN 7' 3" x 6' 11 max" (2.21m x 2.11m) The kitchen is open to the sitting room which makes this a very sociable space. There are a range of units with laminate worktops and matching wall cupboards. Under counter fridge and freezer. Electric hob with extractor above. Built-in oven. Stainless steel sink with drainer. Part tiled walls.

BEDROOM 1 13' 1" x 8' 11 max" (3.99m x 2.72m) A spacious, light, airy room with built-in storage and large velux window.

BEDROOM 2 13' 1" x 7' 11 max" (3.99m x 2.41m) A double bedroom with built-in storage and large velux window.

SHOWER ROOM Cream suite comprising: walk-in shower, low level w.c and wash hand basin set into built-in cupboard with storage below. Heated towel rail. Tiled walls.

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

SERVICES

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: tba.

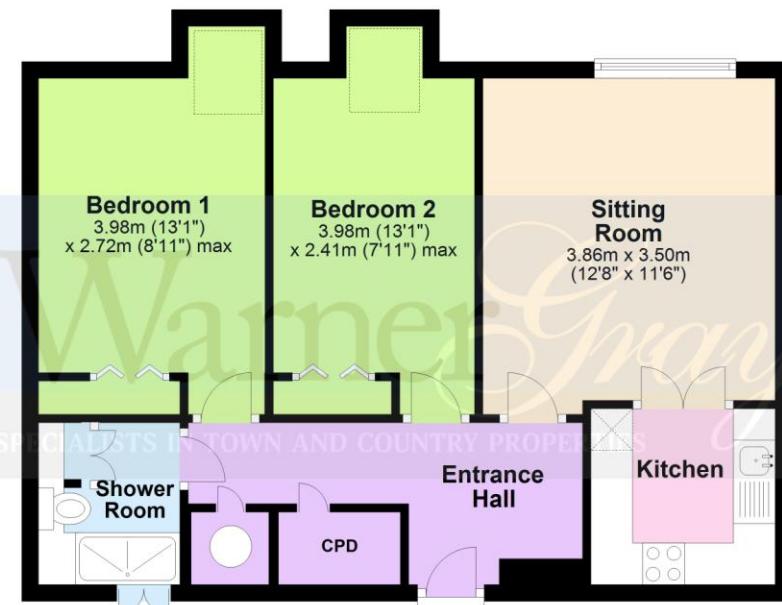
NB: It is a condition of purchase that residents be over 65 years of age, or in the event of a couple, one must be over 65 years and the other over 60 years.

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.

VIEWING BY APPOINTMENT WITH WARNERGRAY 01580 766044

Floor Plan

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 55.1 sq. metres (593.1 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.

