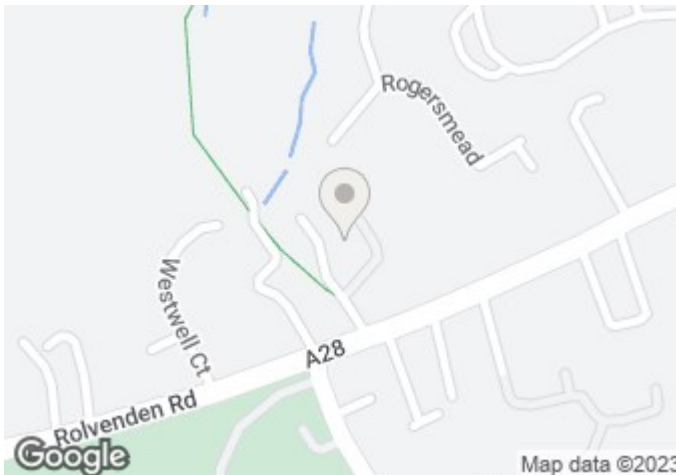




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TENTERDEN | Asking Price £220,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A light, bright and deceptively spacious two bedroom first floor flat situated just a stones throw from Tenterden High Street.

The accommodation has recently been updated by the current owner and includes two good sized bedrooms, a newly installed bathroom, a bright and spacious double aspect living/dining area and a kitchen with pantry. The property also benefits from a large linen cupboard and a spacious storage cupboard accessed from the main hallway.

The flat is reached through a communal entrance area with staircase to first floor. The development also benefits from a communal garden to the rear with further gardens to the front with benches.

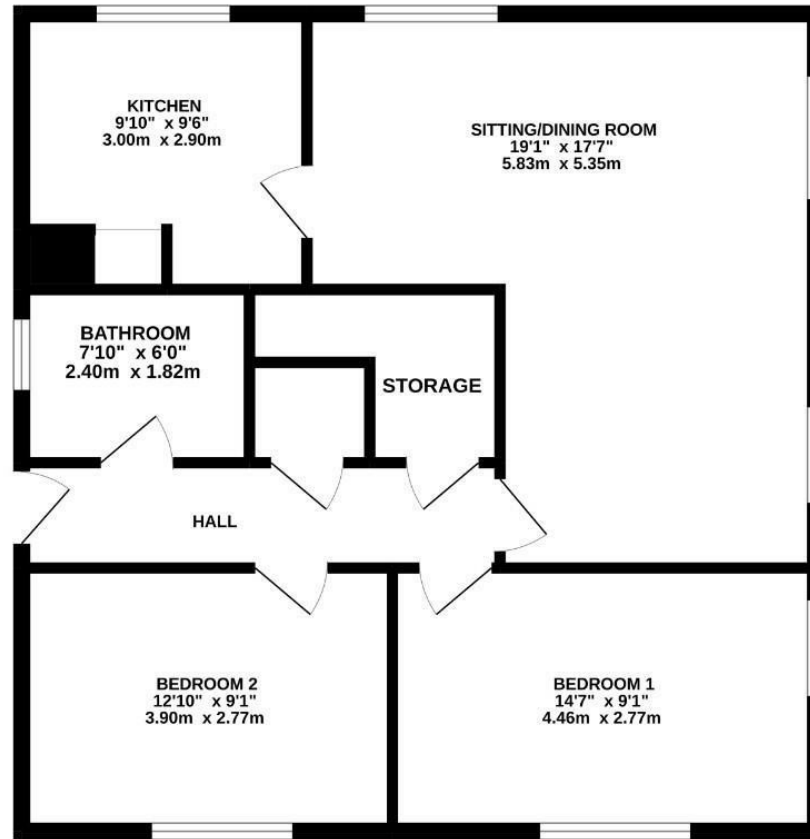
Caxton Close benefits from residents parking and the lease states ' a right to park a private motor vehicle on any causal parking area on the estate'.

The lease currently has 89 years remaining. The annual service charge is variable but was £731.87 for the 2019/2020 period. The ground rent is £10 per annum.

The property is situated close to the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles). where Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx. 27 minutes). The property is also within a 20 minute drive to the coast and 20 minutes' drive to Eurotunnel.

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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