







Cedar Court, Woodbury Lane, Tenterden, Kent, TN30 6JH

- ONE BEDROOM GROUND FLOOR APARTMENT
- WALKING DISTANCE TO HIGH STREET
- RESIDENTS LOUNGE
- 24 HOUR EMERGENCY CARELINE SYSTEM
- EPC RATING C
- NO ONWARD CHAIN
- OVER 65'S RETIREMENT PROPERTY
- COMMUNAL LAUNDRY
- GUEST SUITE

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HERE TO GET *you* THERE

£950 Per Month

Cedar Court, Woodbury Lane, Tenterden, Kent, TN30 6JH

DESCRIPTION

A well-presented one-bedroom ground floor retirement apartment with patio door overlooking communal gardens and offering access to High Street within 55 metres. Cedar Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by lift.

The well-presented accommodation offers a modern kitchen with a range of white wall and base units with integrated oven, induction hob and space for a further appliance. The double bedroom offers fitted wardrobes and emergency pull cord and the shower room suite comprises of a walk-in shower with wall mounted folding seat, hand basin with vanity beneath and WC. Externally the property offers communal gardens and communal parking for residents.

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 65 years, or in the event of a couple, one must be over the age of 65 years and the other over 60 years.

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 Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles), where the high-speed service departs to London St Pancras (a journey of approx. 38mins).



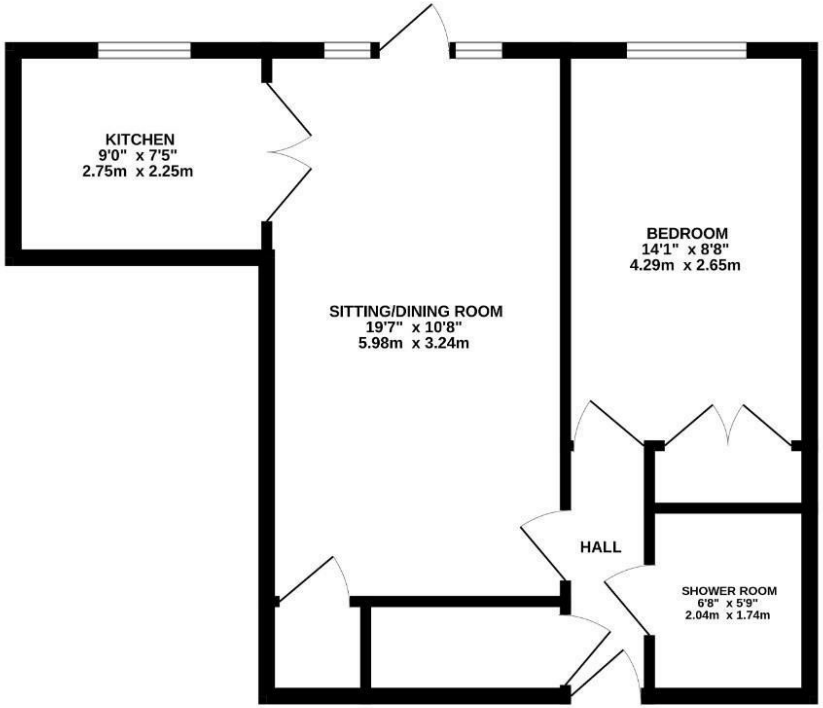








GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

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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Viewings

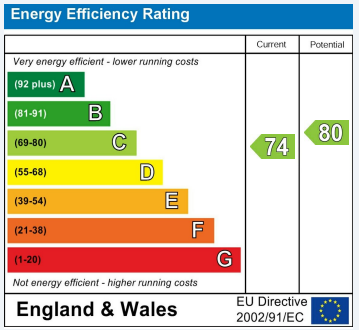
Please contact folkestone@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

The Property Ombudsman

93-95 Sandgate Road, Folkestone, CT20 2BQ
Tel: 01303 210335 Email: folkestone@hunters.com https://www.hunters.com

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