



For identification only - Not to scale

Approximate Area = 683 sq ft / 63.5 sq m

Culpeper Court, North Street, Headcorn, Ashford, TN27

GUIDE PRICE £250,000 - £260,000

EPC RATING: C

14 CULPEPER COURT, NORTH STREET, TN27 9NN



simon
miller
& Company



Located in the centre of the village, Culpeper Court is one of McCarthy & Stone's most popular residential developments. Built in 2011, this first floor two bedroom apartment, with lift to all floors, offers an incoming buyer independent living within a like minded community. With views over Days Green from the lounge, which features electric fire & surround, the property offers two double bedrooms, fitted kitchen and a four piece bathroom suite. Offered chain free, the property also benefits from under floor heating throughout, non-resident House Manager and Careline facility as well as landscaped communal gardens with seating areas and a residents' lounge with a useful kitchenette, a great place to meet and socialise with friends and neighbours.

This thriving village offers a mix of traditional shops, tea rooms and cafes as well as a Sainsburys' Local, Post Office, Costa Coffee and doctor's surgery as well as two village halls, offering a wide range of community events and activities, all an easy, level walk from the property. There are also good bus links to the larger towns of Tenterden & Maidstone with their greater shopping and leisure facilities and Headcorn mainline train station with regular services to London's Charing Cross.

MATERIAL INFORMATION

Leasehold

112 Years

Ground Rent: £495.00 p/a

Service Charge: £5,059.00 p/a

Council Tax Band (D)

EPC Report



- FIRST FLOOR RETIREMENT APARTMENT

- LIFT TO ALL FLOORS

- ON SITE HOUSE MANAGER

- TWO DOUBLE BEDROOMS

- FITTED KITCHEN

- FOUR PIECE BATHROOM SUITE

- LOUNGE WITH VIEWS OVER DAYS GREEN

- CENTRAL VILLAGE LOCATION

- MATURE COMMUNAL GARDENS

- OFFERED CHAIN FREE

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.