



Apartment 8,  
Elmfield Place, Tenterden, Kent TN30 6RE

## Apartment 8, Elmfield Place, Tenterden, Kent TN30 6RE

Guide Price : £495,000

**This beautiful two double bedroom / two bathroom first floor purpose-built apartment with balcony and carport, forms part of a sought-after, prestigious development located just a short level walk from the centre of the picturesque town of Tenterden, and offered for sale with no onward chain.**

**This wonderfully comfortable home offers well presented, light, bright accommodation consisting of a spacious open plan living / dining room with balcony, modern fitted kitchen, two generous double bedrooms with extensive built-in storage, one of which has an en-suite and dressing area, and a separate bathroom adjoining bedroom two.**

**The apartment also benefits from a phone entry system and lift.**

**The development is approached through electric gates which lead to a gravel driveway at the rear where there is visitor parking and designated carport space for this property. There are also wonderful landscaped communal gardens for residents to enjoy. Viewing is highly recommended to appreciate what this very exclusive property has to offer.**

**SITUATION:** 8 Elmfield Place is situated in a most convenient position just a short level walk from the centre of Tenterden and all the many amenities on offer, which is what makes this attractive development so popular. Nearby shopping facilities include Waitrose, Tesco's, banks, restaurants and public houses as well as many other national names and independent businesses. There is also a doctor's surgery and other health facilities close by. Good recreational facilities include a well-equipped leisure centre, two golf clubs and lots of attractive walks through the beautiful countryside that surrounds the town. The area is well served for transport links with the nearest stations being at Headcorn (approximately 8 miles distant), which has a regular train services to London taking approximately an hour, and Ashford (approximately 13 miles), from where the high-speed service to London St Pancras departs on a regular basis. There are also bus services to the surrounding towns and villages

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Tel. 01580 766044 email: [info@warnergray.co.uk](mailto:info@warnergray.co.uk)

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A telephone entry system provides access to the shared ground floor entrance lobby, where both stairs and a lift rise to the upper floors. Apartment 8 can be found on the first floor.

The front door of the apartment opens into a compact entrance hall which leads through to the main living accommodation.

Undoubtedly the focal point of the apartment is the superb open-plan living room, an exceptionally generous space with glazed doors opening onto the balcony and drawing in an excellent amount of natural light. The proportions of this room allow for clearly defined sitting, dining and study areas if required, while its open connection to the kitchen creates a sociable and highly practical layout suited to modern living.

The kitchen is fitted with a stylish range of modern units and complemented by high-quality integrated appliances, providing ample storage and workspace.

To the other side of the apartment, the principal bedroom suite is a particularly impressive room, incorporating a dressing area, extensive built-in storage and an en-suite shower room.

Bedroom two is also a double, fitted with built-in wardrobes and enjoying views to the front towards Oaks Road. A separate bathroom serves this bedroom and also functions as a cloakroom for visitors.

Outside, electric gates lead to the rear parking area, where there is visitor parking together with a designated car port belonging to the apartment. This area also provides access to the beautifully landscaped communal gardens, which are for the enjoyment of residents.

Service charge / Tenure : currently £5,000.00 per annum, payable half yearly. This includes: electricity and maintenance to communal areas; upkeep of communal garden and grounds; repair and maintenance of exterior of building; Buildings Insurance. NB : This figure includes a sinking fund component of £1,500 per annum (further details available on request).

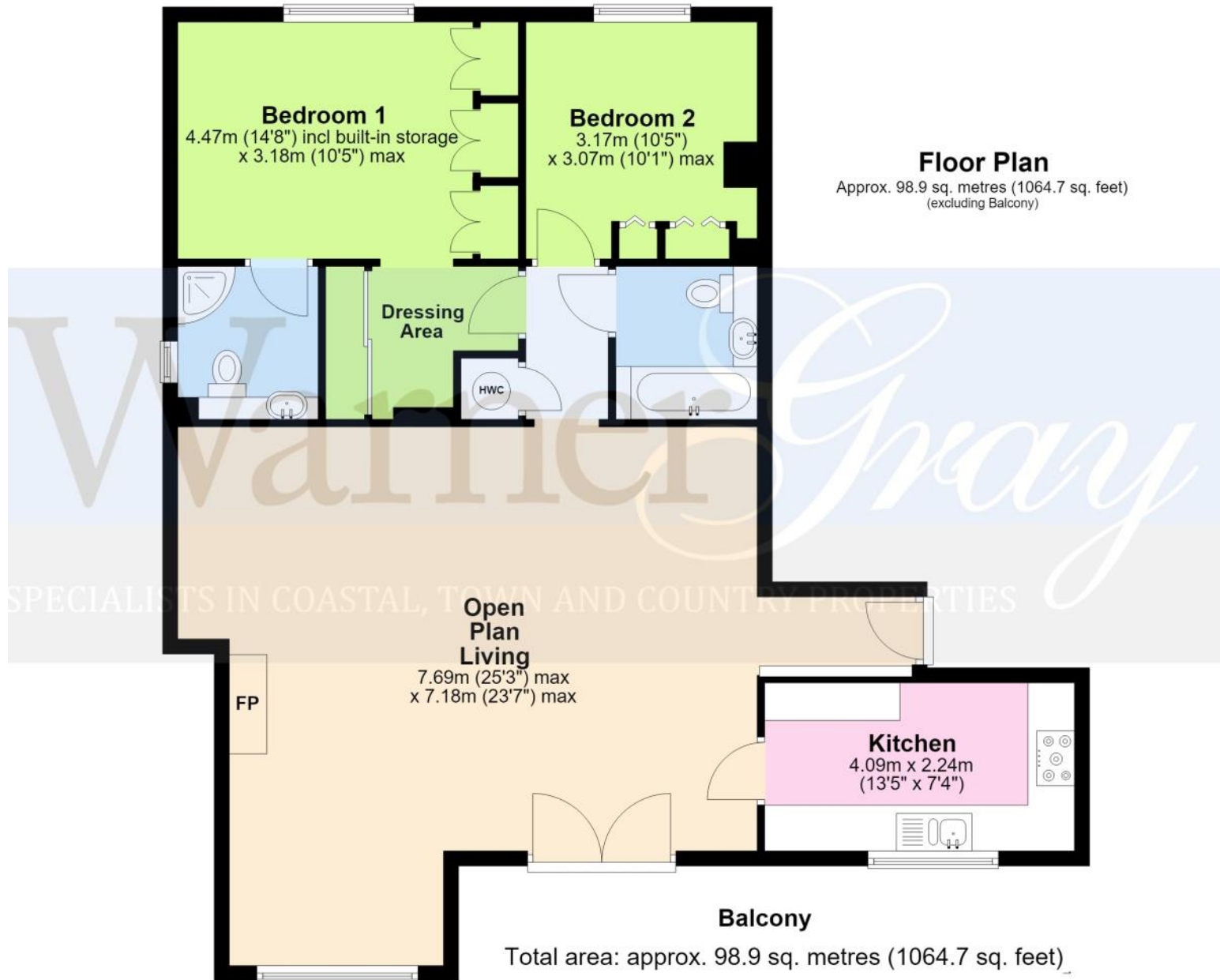
Lease: 999 years from 1st of January 2005. Each owner has a share of the freehold

Services : Mains water, electricity, gas and drainage. EPC Rating: tba.

Local Authority: Ashford Borough Council. Council Tax Band: E.

Location Finder : [what3words: ///globe.arise.merchant](https://www.what3words.com/what3words:///globe.arise.merchant)





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