



Apt 10, Oaks Gate Oaks Road, Tenterden  
£275,000

# Apartment 10

Oaks Gate Oaks Road, Tenterden

TWO BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING BEING SOLD CHAIN FREE!! Miles and Barr are proud to bring to the market this well presented, ground floor apartment being sold chain free! Situated on the sought after Oaks Road, Tenterden, this property is ideal for buyers who are looking to be moments away from central amenities and transport links. Internally the property is accessed via a secure entry system into the communal entrance and comprises an entrance hall leading to a generous and open plan kitchen reception room and two very well proportioned double bedrooms complete with built in wardrobes and serviced by an en suite to the master bedroom and separate family bathroom. Externally the property boasts access to the well kept communal courtyard and benefits from two under ground allocated parking spaces. Please call Miles and Barr, Ashford to arrange an internal viewing. MATERIAL INFORMATION Length of lease : 999 Years 01/01/2005 Annual ground rent amount : N/A Ground rent review period : N/A Annual service charge amount : £9038 \*Service charge review period : TBC Council tax band : D\* It is important to note that the service charge has been increased for a period of time to cover the costs of some works that are taking place on the building. Please contact the Miles and Barr, Ashford branch for more information. Tenure: Leasehold

- Two Allocated Parking Spaces
- Well Presented Throughout
- Two Bedrooms
- Ground Floor Apartment
- Chain Free
- Secure Entry System





#### **Entrance**

#### **Kitchen/Reception Room**

Dimensions: 5.99m x 4.60m at maximum (19'8 x 15'1 at maximum).

#### **En Suite**

Dimensions: 2.92m x 1.35m (9'7 x 4'5).

#### **Master Bedroom**

Dimensions: 5.03m x 3.07m (16'6 x 10'1).

#### **Bedroom Two**

Dimensions: 3.66m x 3.25m (12 x 10'8).

#### **Bathroom**

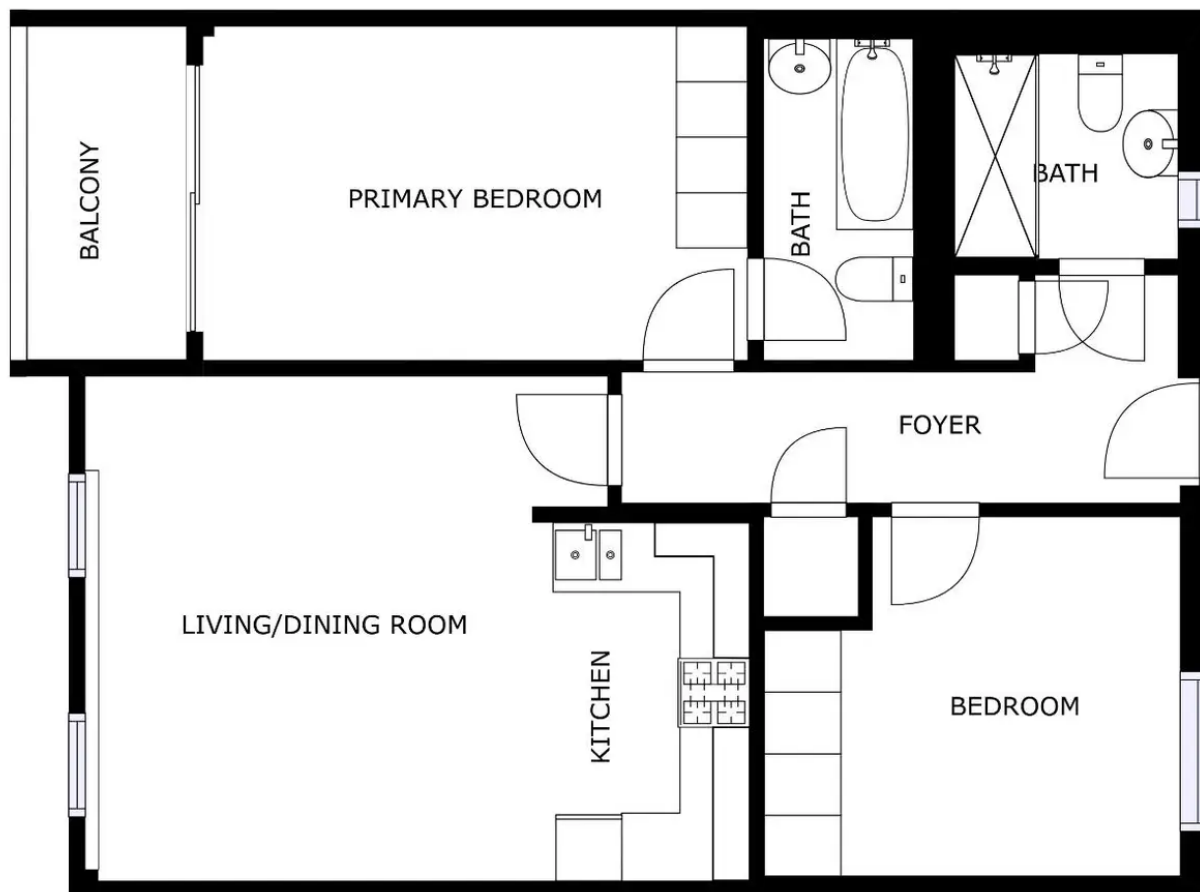
Dimensions: 2.01m x 1.88m (6'7 x 6'2).

#### **External**

#### **Underground Allocated Parking**

#### **Communal Courtyard**





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 788 sq. ft. EXCLUDED AREAS:  
 BALCONY: 47 sq. ft.  
 TOTAL: 788 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

1 Kings Parade, High Street – TN24 8TA

01233 222 000

ashford@milesandbarr.co.uk

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)