



**Apartment 21 Oaks Gate,
Oaks Road, Tenterden, Kent TN30 6RF**

Apartment 21 Oaks Gate, Oaks Road, Tenterden, Kent TN30 6RF Guide Price : £280,000

This lovely 1 double bedroom / 2 bathroom second floor purpose-built penthouse apartment with underground parking space forms part of a popular development, and is tucked away from the world just a short level walk from the picturesque tree-lined High Street of Tenterden and all its many amenities.

Built in 2006 as part of the select Oaks Gate development, this modern apartment is compact, but perfectly formed and would suit anyone looking for a permanent or second home, bolt hole, lock up and leave base or investment opportunity.

As you walk into the apartment you are struck by the lovely light, bright, open plan living space with its high ceilings and bank of glazed windows and doors, which take full advantage of the southerly aspect and give views over and access to the private terrace outside. The fitted kitchen forms part of the living space, which is large enough to accommodate a sitting, dining and study area if required. There is also a good size double bedroom with en-suite bathroom, a separate shower room and entrance hall, which at present is set up as a home office area.

Outside, the southwest facing terrace is perfectly positioned for views over Oaks Road towards the town and provides a private oasis where you can observe the comings and goings of the world outside, and yet feel safely tucked away out of sight. This property also benefits from secure underground parking for 2 cars which can be accessed via the lift positioned just a few steps from the front door of the apartment. In the centre of the development is a well-tended communal garden for the use of all residents

- 1 bedroom / 2 bathroom 2nd floor penthouse apartment with lift
- Popular private development in the heart of Tenterden
- Wonderful, light open plan living space with kitchen
- South facing outside terrace with views towards town
- Lifts to all floors / door entry security system to main building
- Gated underground parking / allocated space for apartment
- Communal terrace garden for use of all residents
- Short level walk of High Street and amenities. No onward chain

SITUATION: "21 Oaks Gate" 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 attractive. Nearby shopping facilities include Waitrose, Tesco's, several banks, restaurants and public houses as 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. There are also bus services to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** The front door opens into a surprisingly spacious hallway where a built-in desk provides the perfect study / home office space. Built-in cupboard housing Boiler and high-level built-in storage cupboard above shelving.

Doors to open plan living space, bedroom and shower room. A light wood floor covers the majority of living spaces, and together with the high ceilings and large windows, helps give the apartment, a light, airy, modern feel.

OPEN PLAN SITTING ROOM / DINING AREA & KITCHEN 22'0 x 19'. This lovely southwest facing space has glazing across the entire rear wall which not only makes it very light, but also helps to bring the outside in. As you walk into the room, there is a small dining area on the left, which could also serve as a computer space, and a fitted kitchen to the right.

The kitchen has a range of fitted units, both base and wall, with laminate worktops and one and a half bowl sink unit. Integrated dishwasher and under counter fridge and freezer. Space for washing machine. Electric hob with extractor above and oven under. Built-in utility cupboard.

The living space is generous and could easily accommodate both a defined sitting and dining area. Patio doors at the back give access to the small outside terrace.

BEDROOM 15'9 x 12'2. A good size double bedroom with sliding door wardrobe and window overlooking the private terrace. Door to en-suite.

EN-SUITE BATHROOM Comprises: panelled bath with shower over; wash basin with storage under; WC and heated towel rail. Tiled floor and walls.

SHOWER ROOM A useful separate shower room with enclosed shower, wash basin, WC and heated towel rail. Tiled floor and walls.

OUTSIDE The apartment benefits from a small private southwest facing terrace and there is a large communal inner courtyard terrace on the ground floor for the use of all residents. The designated car parking spaces for this apartment is in the secure underground car park which can be accessed via a lift and has electronic gates on the entrance / exit.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: B Local Authority: Ashford Borough Council. Council Tax Band: C. **LOCATION FINDER** what3words: alleyway.propose.hurry

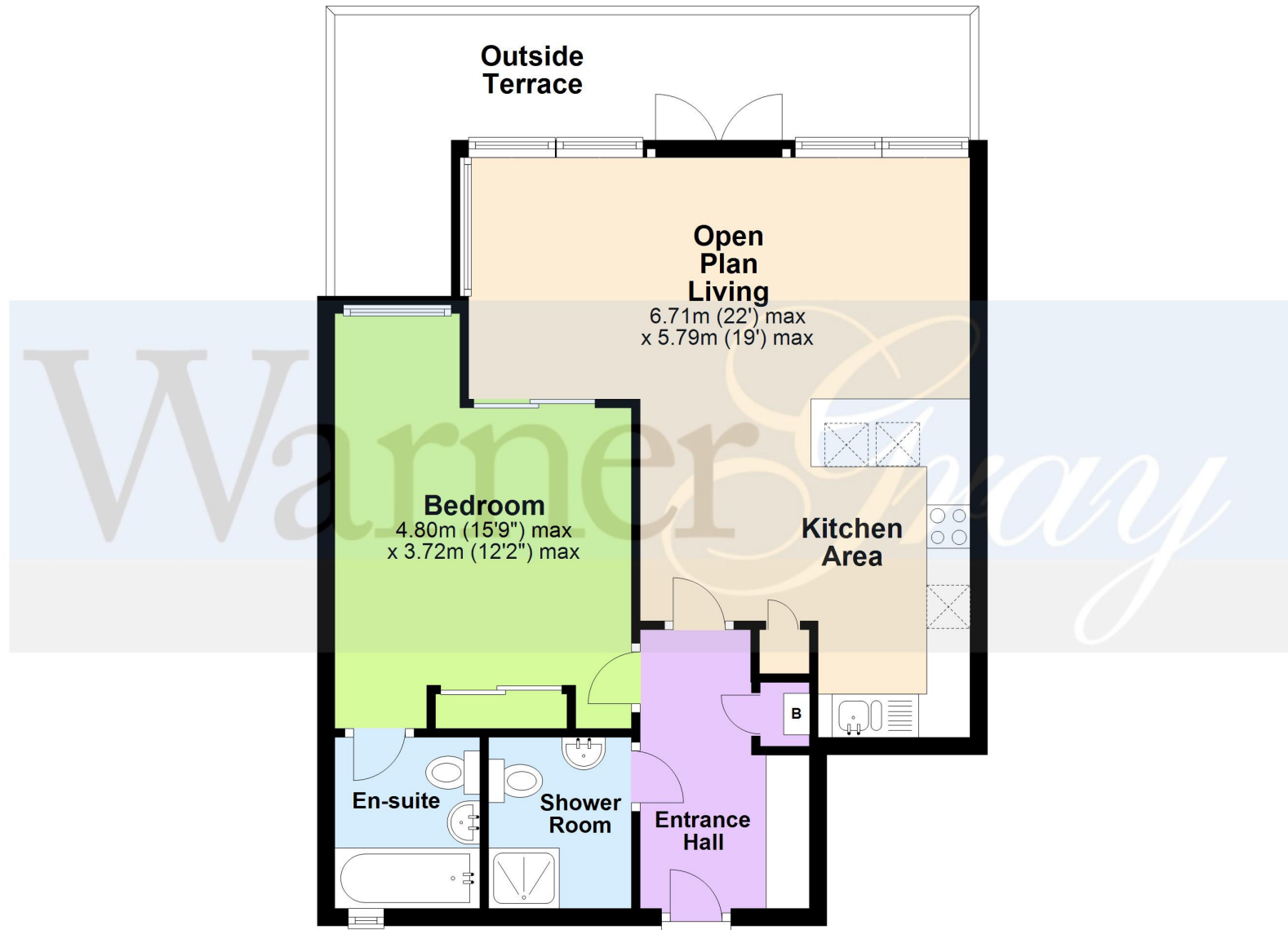
TENURE : Leasehold 999 years from January 2005

Services charges approximately £2248 per annum



Floor Plan

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



