



**Apartment 1, Yew Tree House,
East Cross, Tenterden, Kent TN30 6AD**

Apartment 1, Yew Tree House, East Cross, Tenterden, Kent TN30 6AD Offers In Excess of £500,000

Located in the heart of Tenterden just a few steps from the High Street is this most wonderful period apartment occupying the ground floor of a beautiful Grade II Listed Georgian town house, with the benefit of a private courtyard garden and an en-bloc garage.

On entering, you know immediately that you are in a very special home. Not only are you struck by the understated elegance and stunning features, but by the generous proportions. There is a characterful entrance hall with room for free standing furniture, a beautiful kitchen / breakfast room large enough to eat in with a bay window that gives views towards the park, a cosy sitting room with feature fireplace and patio doors onto the courtyard garden, a generous shower room and two double bedrooms, both with built-in storage.

Whilst this property would suit a number of different purchasers, it would be an ideal base for anyone looking for a welcoming retreat that they can lock up and leave. Viewing is highly recommended.

- Wonderful period Ground Floor Apartment
- Part of Grade II Listed 18th Century townhouse
- Envious location in the heart of Tenterden
 - Recently refurbished and redecorated
- Generous, spacious accommodation throughout
- Warm, welcoming, stylishly presented interior
 - 2 spacious double bedrooms / shower room
- Enclosed private courtyard garden * En-bloc single garage close by
 - Short walk to all local amenities. NO ONWARD CHAIN

SITUATION: Apartment 1, Yew Tree House is situated in a prime location just a few steps from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the Hopper bus service.

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The accommodation comprises the following with approximate dimensions: **ENTRANCE LOBBY** A side entrance door leads into a shared lobby which gives access to apartments 1 and 2.

ENTRANCE HALL This warm and welcoming hall forms the centre of the apartment and gives access to all the other rooms. Room for free standing furniture. Cloaks storage.

KITCHEN / BREAKFAST ROOM 13' 11" x 13' 9 max" (4.24m x 4.19m) Situated at the front of the apartment is the lovely kitchen / breakfast room which is both beautiful and functional. Painted units, both base and wall, give a modern feel. There is room for a table and chairs in the centre of the room and a window seat in the bay which is a lovely spot to sit and watch the world go by. Space for dishwasher. Inset one and a half bowl sink with mixer tap. AEG built in oven and AEG induction hob with extractor above. Space for fridge freezer. Tiled floor. Underfloor heating.

CLOAKROOM / UTILITY 10' 3" x 5' 7 max" (3.12m x 1.7m) This useful area has space for a washing machine and under counter freezer or dryer. Base, wall units and utility cupboard for additional storage. A feature window gives views to the kitchen and brings in light. WC and wash hand basin. Underfloor heating.

SITTING ROOM / DINING ROOM 18' 9 max" x 11' 4 max" (5.72m x 3.45m) With its part vaulted ceiling and beautiful fireplace, this beautiful room exudes warmth whilst still remaining bright. Two sets of glazed French doors bring in plenty of natural light and give lovely views over and access to the courtyard garden beyond. Space for sitting and dining.

BEDROOM 1 15' 5" x 12' 6 max" (4.7m x 3.81m) This beautiful double bedroom has two windows to the front which look out towards the park. Feature fireplace. Built-in storage. Cupboard housing boiler.

BEDROOM 2 12' 3" x 10' 1 max" (3.73m x 3.07m) This good size double bedroom has generous built-in storage and a pretty window to the side.

SHOWER ROOM 9' 7" x 7' 5 max" (2.92m x 2.26m) The luxurious and most generous shower room has an elegant feel with back to wall w.c. bidet and large glass screened shower. Heated towel rail. Built in storage and display shelving. Underfloor heating.

OUTSIDE We understand that an area of lawn to the front of the apartment belongs to this property. In the corner a mature yew tree gives this very prominent house its name.

A private path to the side of the house leads you to the entrance to Apartment 1. Just beyond this is an area for wheelie bin storage and a gate to the pretty enclosed courtyard garden that belongs exclusively to this property (summer photos shown on details).

A little way along East Cross towards town, a shared lane leads to the **single en-bloc garage** which is owned by this apartment. NB: The lane is owned by an adjacent property, but residents of Apartment 1 Yew Tree House have a right of access over it at all times.

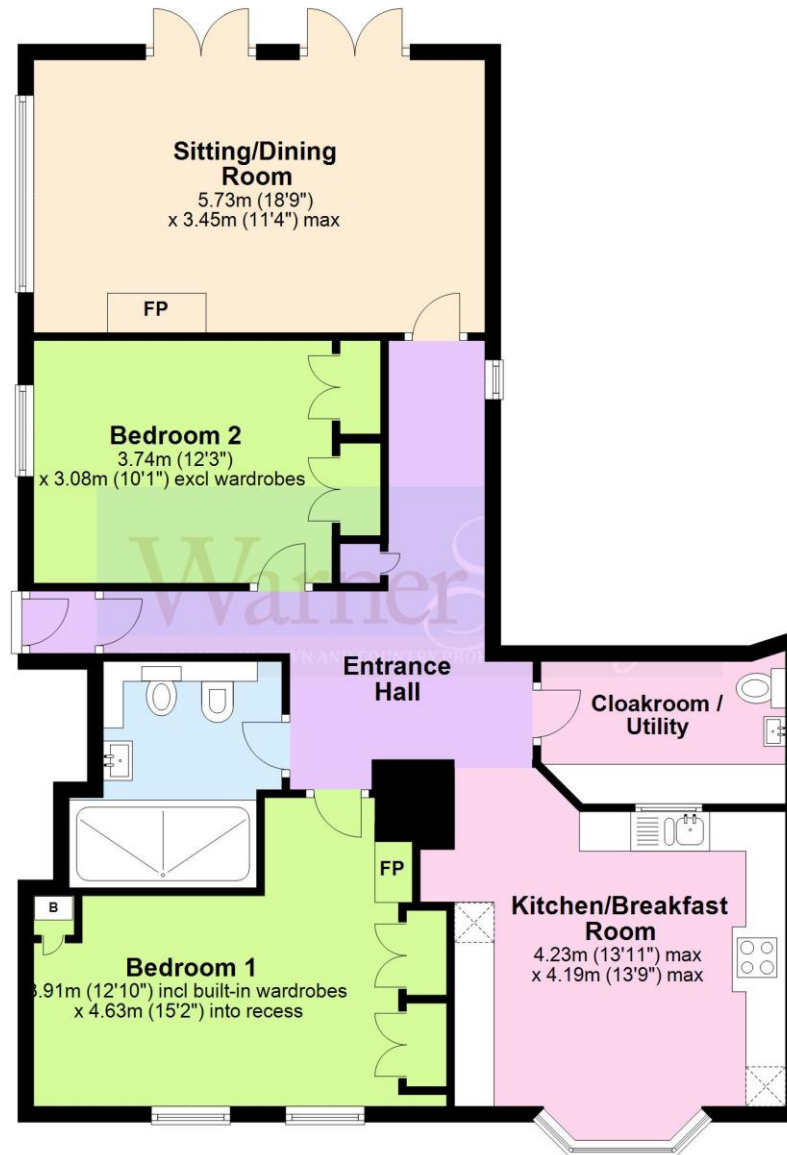
Mains electric, gas, water and drainage. EPC: exempt. Tenure: Leasehold 125 years from 25 March 2007 We understand the freehold is jointly owned between Apartments No.1 (45%) and No.2 (55%). Maintenance Charges: Joint liability of maintenance bills shared with Apartment 2 (45% / 55%)

DIRECTIONS From our offices, turn left and Yew Tree House can be found just a few steps along the path on the left-hand side. The entrance to Apartment 1 is to the left side of the property as you face it.



Floor Plan

Approx. 96.4 sq. metres (1037.7 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.
Plan produced using PlanUp.



