



Leasehold

£145,000

12
Springwood Court
New Romney
Kent
TN28 8TY

An early viewing is strongly recommended on this purpose built ground floor retirement apartment. Conveniently located in the heart of New Romney, being only a few minutes walk from New Romney High Street, and Sainsburys store. Having the advantage of a private access as well as a communal hallway, the apartment comprises 2 double bedrooms and good sized lounge.

Local Information

Located 0.1 from the centre of New Romney.

Nearest primary school:
St. Nicholas Church of England
(Controlled) Primary School
0.1 miles

Nearest secondary school:
The Marsh Academy
0.1 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

The accommodation comprises
(measurements are maximum, taken into bays and extremes):-

Ground Floor

Entrance Hall 15' 5 x 20' 6 max (4.70m x 6.25m)

T-shaped hallway, carpet as fitted, coved ceiling, solid door, night storage heater, glazed door to rear access, telephone door entry system, airing cupboard, foam lagged tank, fitted immersion heater and shelving, storage cupboard housing electricity meters.

Lounge 17' 6 x 9' 11 (5.33m x 3.02m)

PVCu double glazed window and matching sliding patio doors leading to rear area, coved ceiling, carpet as fitted, feature timber fire surround with coal effect electric fire, night storage heater, electric panel radiator, attractive stained glass window, windows to doors to hallway and kitchen.

Kitchen 7' 10 x 7' 4 (2.39m x 2.24m)

Very good range of modern wall and base units with worktops extending to 3 walls incorporating inset single drainer single bowl sink unit with mixer taps over, plumbing for an automatic washing machine, part tiled walls, PVCu double glazed window, vinyl floor covering.

Bedroom 1 14' 2 x 8' 11 (4.32m x 2.72m)

PVCu double glazed window, coved ceiling, carpet as fitted, night storage heater.

Bedroom 2 14' 2 x 8' 3 max (4.32m x 2.51m)

PVCu double glazed window, night storage heater, carpet as fitted, built-in wardrobe with storage cupboard over.

Shower Room 6' 4 x 5' 11 (1.93m x 1.80m)

Coloured suite comprising pedestal wash hand basin, low level WC, large shower cubicle with curtain rail and electric shower over, fully tiled to shower walls with half tiling to remainder, oil filled electric/towel rail, vinyl floor covering, wall mounted Dimplex room heater, wall mounted expelair extractor fan.

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The vendor has informed us of the following:

Council Tax Band:- TBC

Mains Gas:- TBC

Mains Electricity:- Connected - EDF

Mains Water:- Connected

Drainage:- Mains

Parking is available for residents and visitors with no designated parking space.

Viewing

Strictly by arrangement with the agents, Tersons. 01797 364600

WWW.Tersons.com

Springwood Court is only a few minutes walk from our office. When walking, from Tersons office, turn left onto the High Street. Then immediately right onto Tritton Lane. At the end turn left onto Church Road. Springwood court is at the end of the road on your right. (Near the traffic lights).

10th January 2012

NR004203

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Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

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