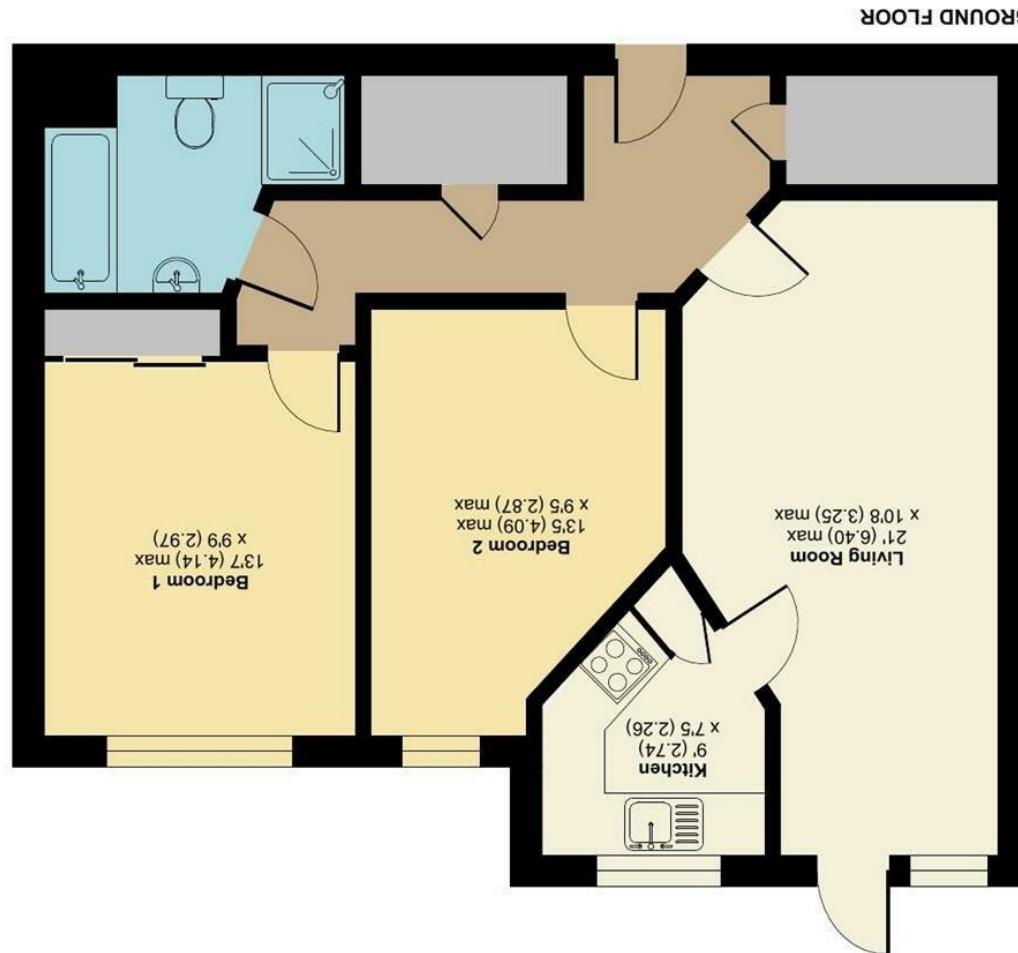


Floor plan produced in accordance with RICS Property Measurement Standards (PM22 Residential). © nchec.com 2023.

Certified
Property
Measurer
RICS



For identification only - Not to scale

Approximate Area = 705 sq ft / 65.4 sq m

Culpeper Court, North Street, Headcorn, Ashford, TN27

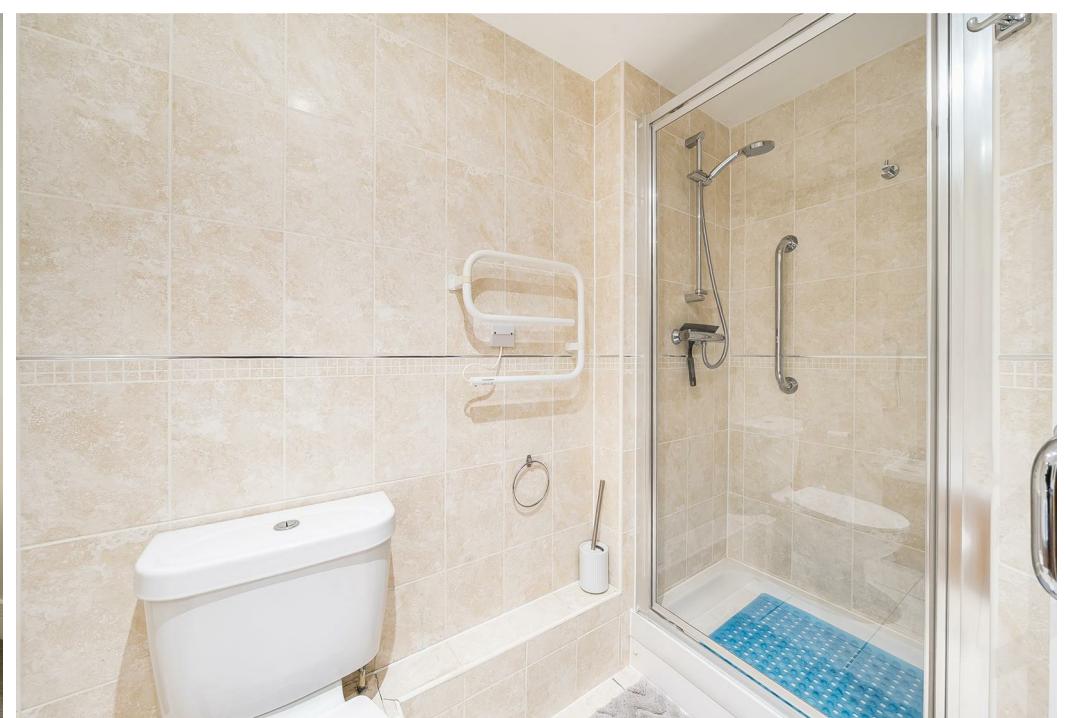
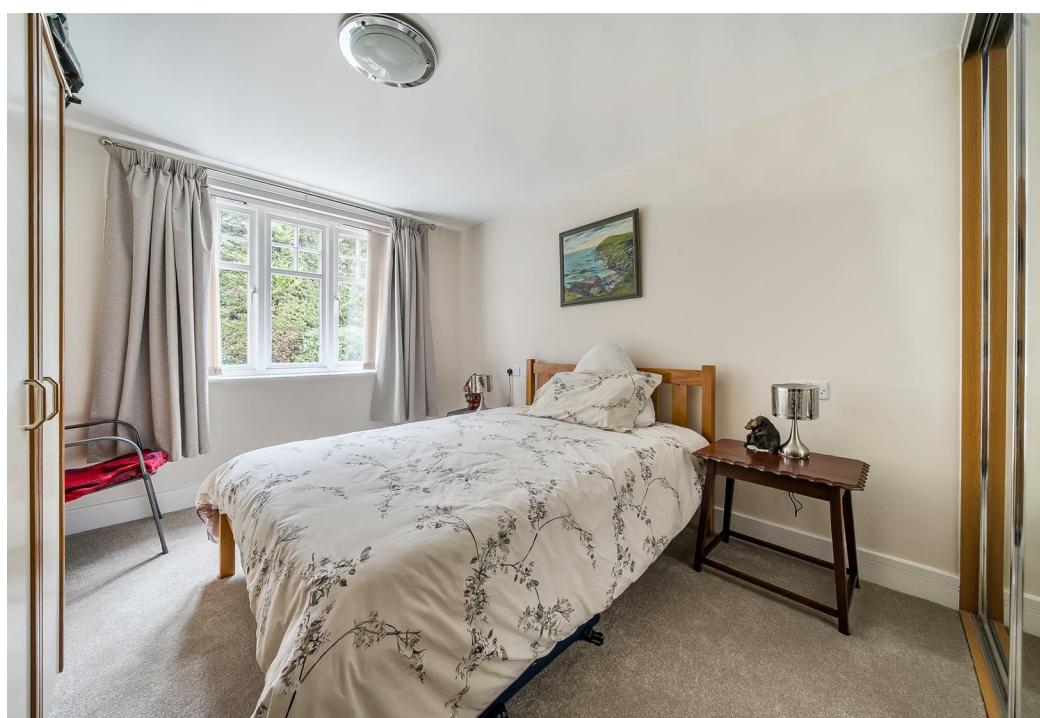
2 Culpeper Court, Headcorn, TN27 9NN

Offers In The Region Of
£250,000

EPC RATING: D



**simon
miller**
& Company



Offered chain free, this well presented ground floor retirement home, built by McCarthy & Stone, is presented in good condition throughout and offers generous living space in the heart of the village.

The property benefits from an on site house manager, offering residents and family security and peace of mind and an emergency call system if required, whilst still offering independent living.

There is a wonderful community feel with a communal lounge with kitchenette area offering a focal point for the many social activities available and landscaped grounds surrounding the development. There is a guest apartment available via prior arrangement through the house manager for those needing accommodation for friends or family.

Located only a short level stroll to the heart of this thriving village, there are a mix of traditional shops, tea rooms and cafes as well as a Sainsburys Local, Post Office, Costa Coffee and doctor's surgery with chemist all within walking distance. There are also good bus links to the larger towns of Tenterden & Maidstone and a mainline train station with regular services to London's Charing Cross.

MATERIAL INFORMATION

Leasehold
Council Tax Band D
EPC Report B



- Rarely Available GROUND FLOOR Retirement Apartment • Two Double Bedrooms • Southerly Aspect Lounge with Door onto Patio Area • Communal Lounge with Kitchenette • On Site HOUSE MANAGER • Fitted Kitchen • Four Piece Bathroom Suite • Beautifully Maintained Gardens • Central Village

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.