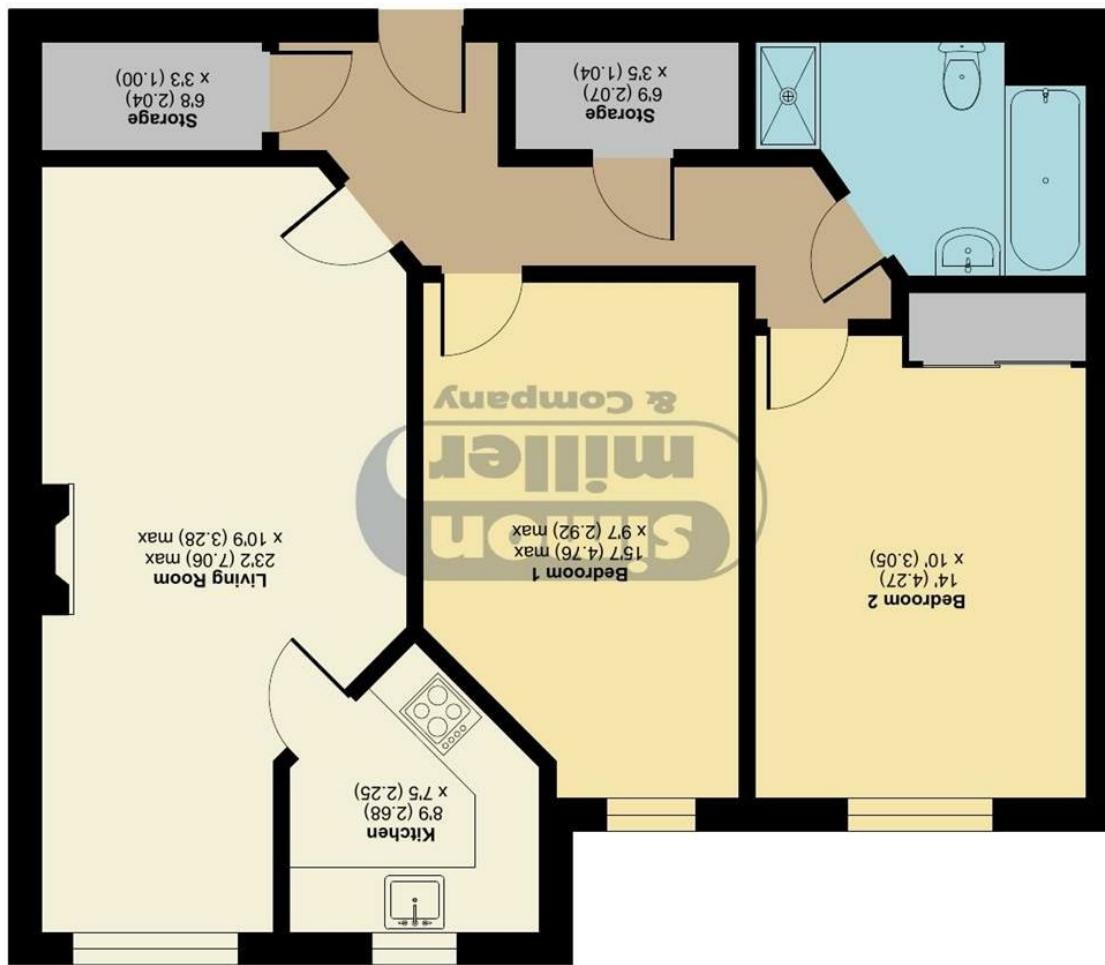


Produced for Simon Miller & Company, REF: 1409977  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.



Culpeper Court, North Street, Headcorn, Ashford, TN27

**12 Culpeper Court North Street, Ashford, TN27 9NN**

**Asking Price £250,000**  
**EPC RATING: C**



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miller**  
& Company



This purpose built first floor retirement apartment, built by McCarthy & Stone, is presented in good condition and offers well planned accommodation for the over 60's in the heart of this popular village.

The property itself offers a generous lounge/dining room, with views over playing fields to the rear, kitchen, two double bedrooms and a four piece bath/shower room.

With an on site house manager, offering residents and family security and peace of mind and an emergency call system if required, this bespoke development of only 17 homes, offers independent living with the benefit of a community feel.

There is a communal lounge with kitchenette area offering a focal point for the many social activities available and landscaped grounds with seating areas surrounding the development. There is also 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 pharmacy, 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 C**



- First Floor Retirement Apartment • Two Double Bedrooms • Lounge Overlooking Playing Fields to Rear • Four Piece Bath/Shower Room • Offered Chain Free • Communal Lounge with Kitchenette • House Manager • Lovely Communal Gardens • Central Village Location

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.