



Approximate Area = 709 sq ft / 65.8 sq m
For identification only - Not to scale

North Street, Headcorn, Ashford, TN27

10 CULPEPER COURT, NORTH STREET, TN27 9NN

ASKING PRICE £265,000

EPC RATING: C





Offered chain free, this first floor retirement apartment, with lift to all floors, is located in the centre of this popular village. Culpeper Court is a smaller development of just 17 apartments, built by McCarthy & Stone in 2011. This first floor two bedroom apartment offers an incoming buyer independent living within a like minded community. The dual aspect lounge, with modern electric fire & surround leads to the modern fitted kitchen with plenty of storage, built in oven and hob, fridge/freezer and washing machine. The two double bedrooms are served by a four piece bathroom suite. The property also benefits from under floor heating throughout, non-resident House Manager and Careline facility as well as landscaped communal gardens with seating areas and a residents' lounge with a useful kitchenette, a great place to meet and socialise with friends and neighbours.

This thriving village offers a mix of traditional shops, tea rooms and cafes as well as a Sainsburys' Local, Post Office, Costa Coffee and doctor's surgery as well as two village halls, offering a wide range of community events and activities, all an easy, level walk from the property. There are also good bus links to the larger towns of Tenterden & Maidstone with their greater shopping and leisure facilities and Headcorn mainline train station with regular services to London's Charing Cross.

**MATERIAL INFORMATION
Freehold
Council Tax Band (D)
EPC Report**



- **RETIREMENT APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **FITTED KITCHEN**
- **FOUR PIECE BATHROOM SUITE**
- **ON SITE HOUSE MANAGER**

- **FIRST FLOOR**
- **LIFT TO ALL FLOORS**
- **CENTRAL VILLAGE LOCATION**
- **MATURE COMMUNAL GARDENS**
- **OFFERED CHAIN FREE**

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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.

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