Church Road

New Romney TN28 8TY

- Second Floor Retirement Flat
- Fitted Kitchen
- Shower Room
- Residents' Parking
- One Bedroom
- Spacious Lounge/Diner
- Communal Facilites
- No Onward Chain

Asking Price £80,000 Freehold

Mapps Estates are delighted to bring to the market this well presented, spacious one bedroom second floor retirement apartment located in the heart of New Romney. The accommodation comprises a generous living/dining room, a fitted kitchen and shower room and a bedroom. Residents enjoy the use of a communal lounge and kitchen as well as residents' and visitors' parking, available on a first come/first served basis. There is also a resident manager available to residents Monday to Friday from 9am to 5pm. Being sold chain-free, an early viewing comes highly recommended.

Situated in the historic Cinque Port town of New Romney and within level walking distance of the town centre itself which offers a vast selection of independent shops and restaurants together with doctors' surgeries and a dentist; a Sainsbury's store is conveniently located just across the road. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the ever-popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Communal Entrance Hall
With stairs and lift to all floors.

Second Floor:

Private Entrance Hall
With front door, emergency intercom and pull cord, coved ceiling, store cupboard housing consumer unit and electric meter, built-in airing cupboard housing hot water cylinder with shelf over, loft hatch, electric heater.

Kitchen 7'11 x 7'4
With range of fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer, four ring ceramic electric hob with pull-out extractor over and electric oven under, space and plumbing for washing machine, space for fridge/freezer, extractor fan, wall-mounted fan heater, tile effect vinyl flooring.

Lounge/Diner 14'3 x 10'9
With large UPVC double glazed window looking onto Juliet balcony, modern electric storage heater, coved ceiling, emergency pull cord.

Bedroom 14'3 x 8'1
With UPVC double glazed window, modern electric storage heater, coved ceiling, emergency pull cord.

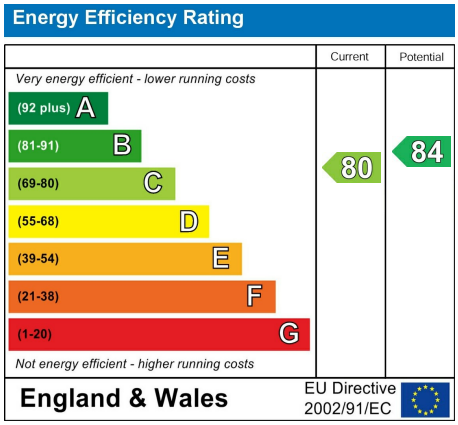
Shower Room 8' x 4'10
With fully tiled quadrant shower cubicle, pedestal wash hand basin with mixer tap over, wall-mounted bathroom cabinet with shaver point and downlighter, WC, wall-mounted fan heater, extractor fan, electric heated towel rail, part-tiled walls, emergency pull cord, tile effect vinyl flooring.

Communal Areas:
Residents enjoy the use of a spacious communal lounge and kitchen area, an outdoor patio and seating areas. Parking is available for residents on a first come/first served basis.

Service Charge:
We have been advised the current service charge for period 1st April 2026 to 31st March 2027 is £3,386.44.

Lease:
We have been advised there are approximately 82 years remaining on the lease.

Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C



Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.