



Coppice Court | Kingsdown Close, Hempstead, ME7 3TE



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Asking Price £220,000 Leasehold

**ROBINSON MICHAEL & JACKSON**

Our service will **move** you

## Coppice Court, Kingsdown Close

Robinson Michael and Jackson are delighted to offer this Light and spacious two bedroom ground floor retirement property walking distance to Hempstead Valley shopping centre.

### Property Features

- Council Tax: C
- EPC Rating: C
- 703 SQUARE FEET
- GROUND FLOOR APARTMENT
- OVER 60'S ASSISTED LIVING COMPLEX
- CLOSE TO HEMPSTEAD VALLEY SHOPPING CENTER
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



## Interior

**Entrance Hall** Two store rooms. Radiator. Carpet

**Living Room** 4.32m x 4.04m (14'2" x 13'3") Double glazed bay window to front. Storage cupboard. Radiator. Carpet

**Kitchen** 3.45m x 2.84m (11'4" x 9'4") Double glazed window to rear. Range of wall and base units with worktop over. Oven and electric hob. Space for fridge freezer and washing machine. Wall mounted boiler. Vinyl flooring

**Bedroom One** 3.43m x 3.73m (11'3" x 12'3") Double glazed window to rear. Carpet. Radiator

**Bedroom Two** 2.44m x 3.28m (8' x 10'9") Double glazed window to rear. Carpet. Radiator

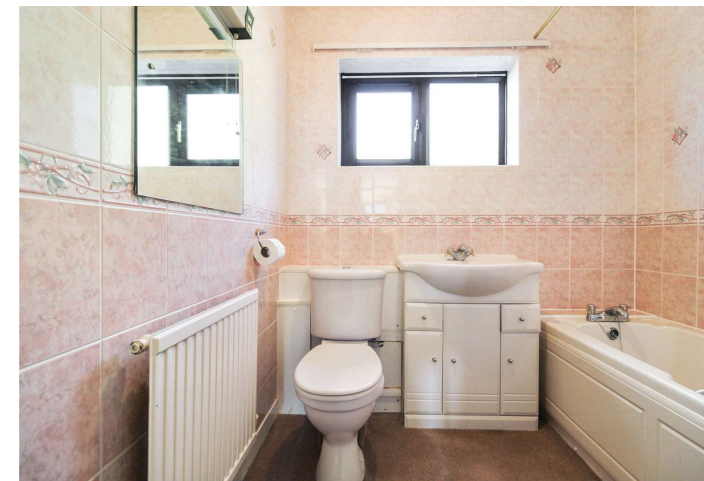
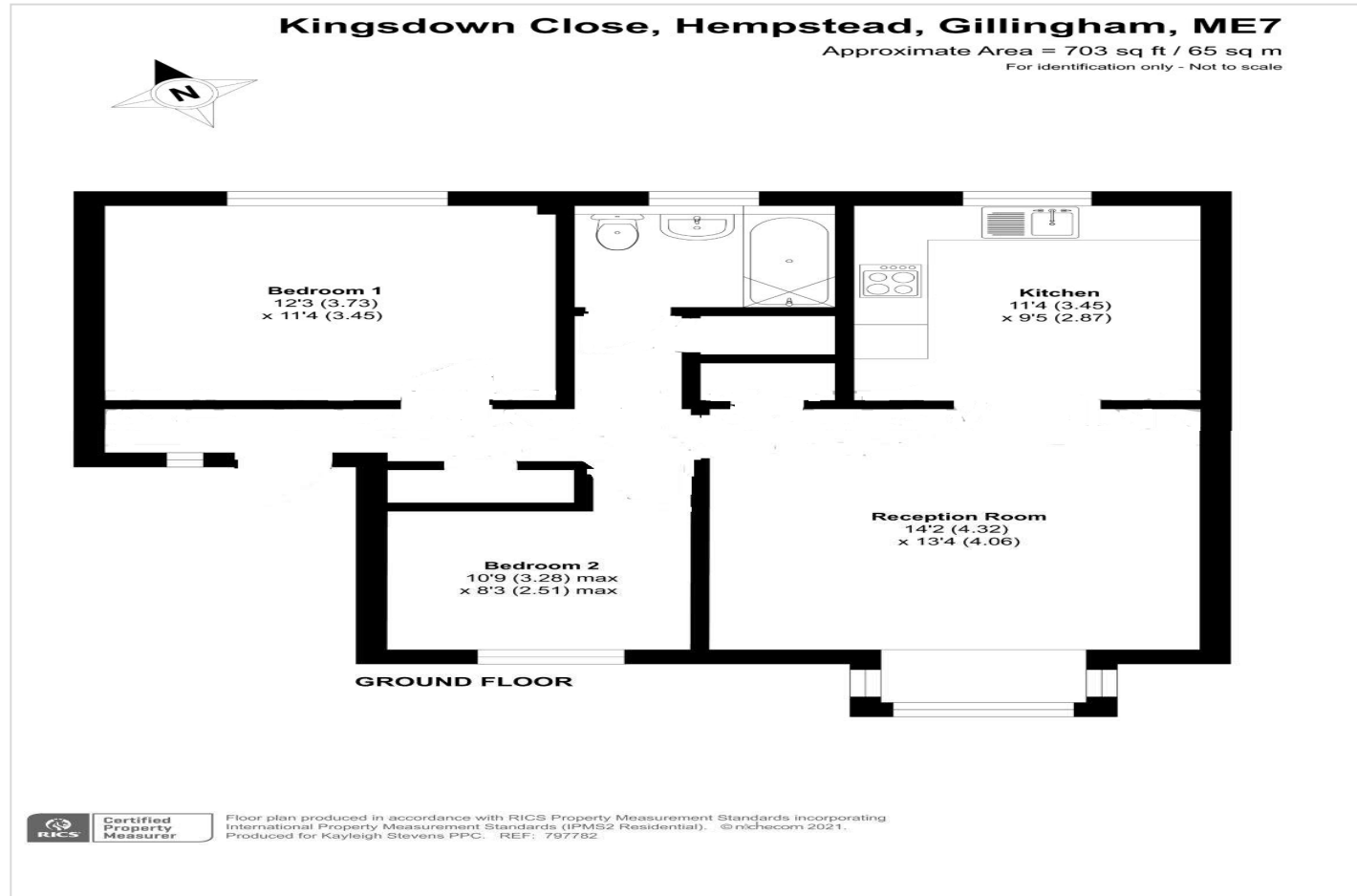
**Bathroom** 2.16m x 1.75m (7'1" x 5'9") Double glazed window to rear. WC and wash hand basin. Bath with shower over. Carpet. Radiator

## Leasehold Information

Time remaining on lease: Approx. 77 years

Monthly Management Charge: £194.50

Ground Rent: Included in Management Charge



# CHAIN FREE

## Additional Information

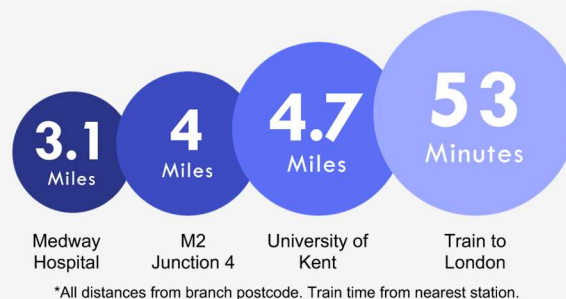
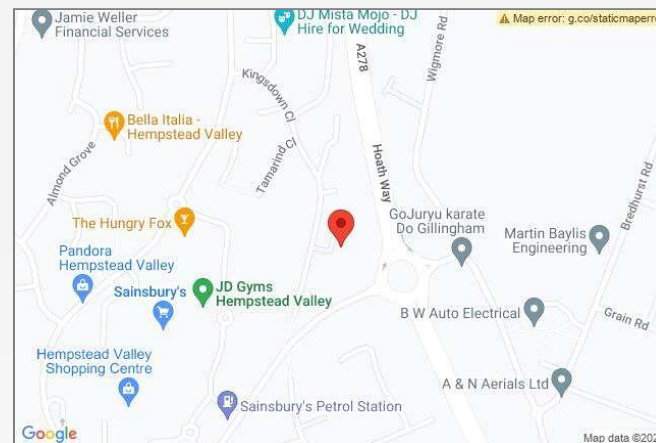
Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Property Location

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## FOR MORE INFORMATION CONTACT US TODAY.

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