



Coppice Court | Kingsdown Close, Hempstead, ME7 3TE



Asking Price £199,995 Leasehold

**ROBINSON MICHAEL & JACKSON**  
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# Coppice Court, Kingsdown Close

Spacious One Bedroom Bungalow situated in the highly sought after Coppice Court Retirement complex for the over 60's. Viewing Highly Recommended.

## Property Features

- Council Tax: C
- EPC Rating: C
- 599.7 Square Feet
- New 99 Year Lease Will be Granted to the New Owner
- For the over 60's
- Warden Assisted
- Plenty of Parking Spaces
- Well Kept Communal Ground
- Walking Distance to Hempstead Valley Shopping Centre
- Close to Doctors, Shops and Bus Stops
- Community Feel
- No Chain



## Interior

**Entrance** Door to front.

**Entrance Hall** Loft access. Carpet. Radiator. Two cupboards.

**Shower Room** 2.54m x 1.63m (8'4" x 5'4") Double glazed window front. Walk in shower cubicle. Radiator.

**Bedroom** 4.1m x 3.5m (13'5" x 11'6") Double glazed window to rear. Fitted sliding wardrobes. Cupboard. Carpet. Radiator.

**Lounge** 5.26m x 3.4m (17'3" x 11'2") Double glazed bay window to front. Carpet. Radiator.

**Kitchen** 3.43m x 2.67m (11'3" x 8'9") Double glazed window to rear. Range of wall and base units with worksurface over. Wall mounted boiler. Space for appliances.

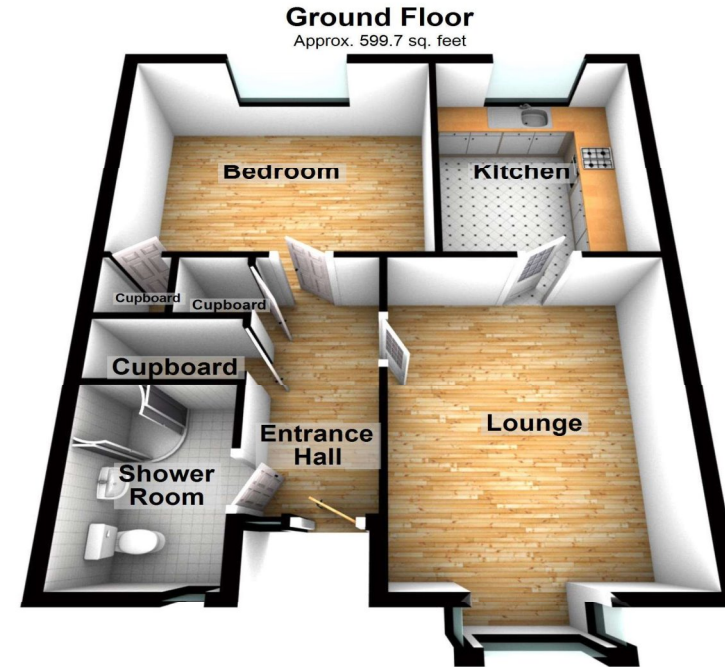
## Exterior

**Parking** Allocated parking to rear.

## Leasehold Information

Time remaining on lease: Approx. 61 years and 11 months

Service Charge: £2,369 Per Annum



Total area: approx. 599.7 sq. feet

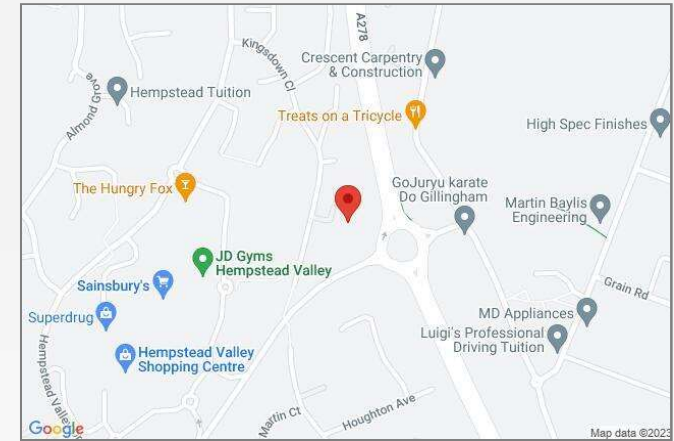
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Plan produced using PlanUp.





## Property Location

Coppice Court, Kingsdown Close, Hempstead, ME7 3TE



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### Additional Information

Service charges are £197.42 per month. They cover the costs associated with the day to day repair and management of the estate, including insurance of the building and maintenance of communal areas.

What is included in leasehold charges?

The services provided by the estate managers include: liaising with residents and prospective residents; making sure the estate is safe, secure and welcoming; maintaining the building and managing the estate. The costs for

these services, carried out by the professional staff, are included in the monthly service charge.

All this has the added advantage of protecting property values for all residents.

The estate manager is available to discuss financial issues related to the running of the estate. The audited accounts will be sent to you by post every year. Actual expenditure is monitored against the annual budget throughout the year and service charges are reviewed annually.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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