



Hengist Court  
Marsham Street  
ME14 1BT  
Leasehold



Council Tax: C  
EPC Rating: B

Welcome to Hengist Court, a comfortable retirement haven offering a selection of one-bedroom apartments on its first floor. Constructed by McCarthy & Stone (Developments) Ltd.

- First Floor
- Chain Free
- All floors conveniently accessible via lift
- Must be over age of 60
- 24-hour emergency call response system
- Communal gardens

Guide Price £70,000 - £80,000

**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you





**FOR MORE INFORMATION CONTACT US TODAY.**

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 Kent ME14 1BA  
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## Interior

**Living Room** 4.7m x 3.23m (15'5" x 10'7") Electric night storage heater, power points to include TV aerial point, wall light fittings, emergency pull cord

**Kitchen** 2.24m x 1.65m (7'4" x 5'5") Tiled and fitted with stainless steel sink unit, floor and wall cupboards. Built-in electric oven with four ring electric hob and overhead extractor hood. Refrigerator and freezer. Strip light, extractor fan

**Bedroom 1** 3.68m x 2.64m (12'1" x 8'8") Built in wardrobe with mirrored doors, electric night storage heater, power points, emergency pull cord, wall light fitting

**Shower Room** 2.06m x 1.65m (6'9" x 5'5") Tiled and fitted with a walk-in shower, WC, strip light, heated towel rail, wall mounted electric heater, extractor fan

## Leasehold Information

Time remaining on lease: Approx. 90 years and 3 months

Ground Rent: £482.46 annually

Service Charge: £2431.36 annually