







Hengist Court Marsham Street **ME14 1BT** 

Leasehold







First Floor

• Chain Free

• All floors conveniently accessible via lift

Welcome to Hengist Court, a comfortable retirement haven offering a selection of one-bedroom apartments on its

• Must be over age of 60

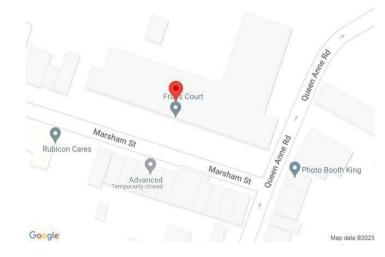
first floor. Constructed by McCarthy & Stone (Developments) Ltd.

- 24-hour emergency call response system
- Communal gardens

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

Guide Price £70,000 - £80,000







## **Interior**

**Living Room**  $4.7m \times 3.23m (15'5" \times 10'7")$  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