



Glen View

Gravesend | Kent | DA12 1PL



Glen View

Gravesend, Kent, DA12 1PL

OIEO £60,000

Leasehold

Situated on the popular McCarthy Stone Nelson Court Retirement Development on the edge of Windmill Hill is this one bedroom first floor apartment for the over 60's and has been priced to sell.

Benefitting from:

- Communal Entrance and Lift
- Double Glazing
- Electric Heating
- Fitted Kitchen
- Bathroom with Shower Area
- Good order throughout.
- Intruder and Smoke Alarm
- Security Video Entry
- Emergency Call System
- Wheelchair Accessible
- Residents Lounge & Restaurant
- Viewing Strongly Recommended
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall: Entrance door. Built-in cupboard housing water tank. Security system. Doors to: -

Lounge: 4.8m x 3.5m (15'9" x 11'6") Double glazed window to front. Electric heater. Coved ceiling. Double doors to kitchen.

Kitchen: 3m x 2m (9'10" x 6'7") Double glazed window to front. Fitted wall and base units with roll top work surface over. Built-in fridge. Built-in freezer. Built-in oven and hob with extractor fan over. Single drainer sink unit with mixer tap. Tiled splash back. Coved ceiling. Vinyl flooring.

Bedroom 1: 4.3m x 2.8m (14'1" x 9'2") Double glazed window to front. Electric heater. Built-in double wardrobe cupboard. Carpet.

Bathroom: Modern suite comprising panelled bath. Walk-in shower area. Vanity wash hand basin. Low level w.c Tiled walls. Vinyl flooring.

Exterior

Communal gardens.

Leasehold Information

Time remaining on lease: Approx. 108 years.

Ground Rent: £435 Per Annum

Service Charge: £9,603 Per Annum

Ground Rent Review Date:





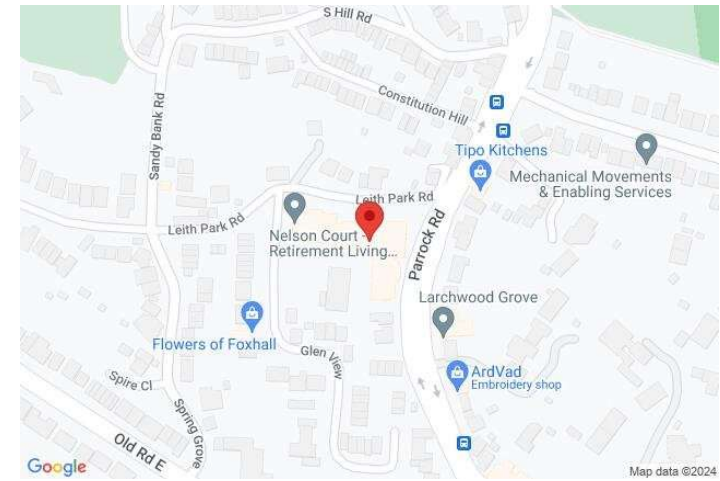
Additional Information

Nelson Court, McCarthy & Stone's Assisted Living development of one- and two-bedroom apartments offers residents the prospect of continued independence in a secure environment. Nelson Court comprises 61 properties arranged over 5 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24-hour coverage. One hour a week of domestic help is provided for the residents in each apartment (included in the service charge). Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 60 years or 60/55 if a couple.

Council Tax - D

EPC Rating - C





Important Notice

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.

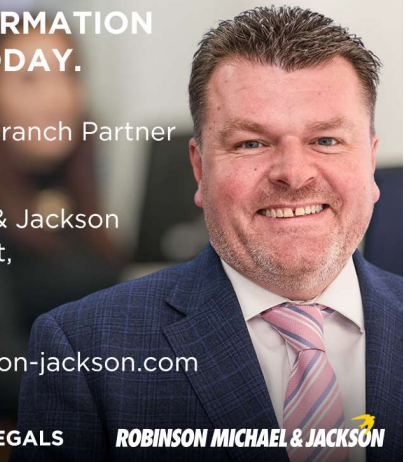
Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com

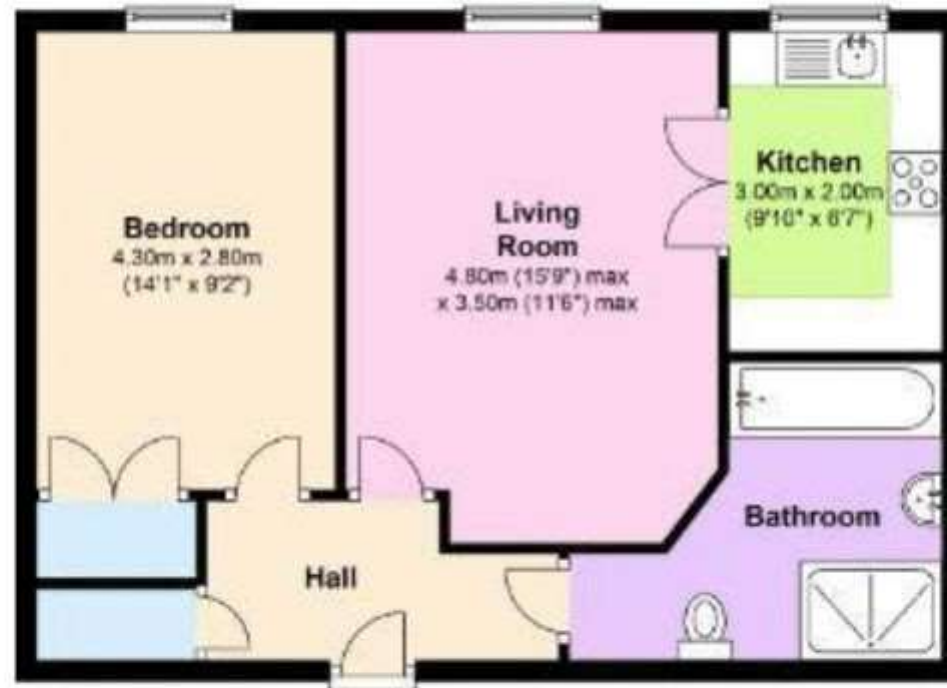


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Flat

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 50.1 sq. metres (539.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



SALT - GRIT