

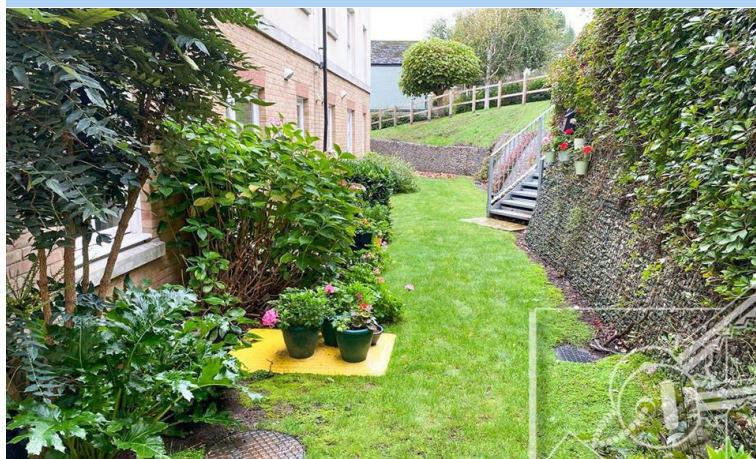


Flat 1, Nelson Court,
Glen View,

£60,000



- Retirement Apartment for the over 60's
- 2 large Bedrooms
- Level Shower/Wetroom with Bath
- Move in Ready Ground Floor Apartment
- Fitted Kitchen, Outside Space

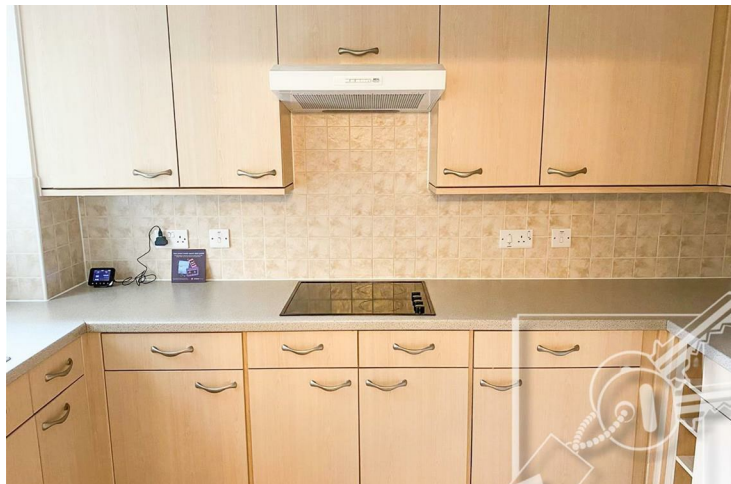


Flat 1, Nelson Court Glen View, Gravesend, Kent, DA12 1PL



PROPERTY DESCRIPTION

Welcome to this two bedroom ground floor apartment within the popular McCarthy Stone's Assisted living retirement development designed specifically for the over 60's. Offering independence within a secure environment, an Estate Manager along with a team of assistant estate managers who provide 24 hour coverage, giving that all important, extra peace of mind. We understand one hour a week of domestic help for the residents is included in the service charge and additional help can be purchased if required. There is a restaurant on site where you can order a three course meal, a communal residents lounge provides a place where you can get together with your neighbours for a chat and there is a function room where various activities and games take place. Other benefits include two lifts, a communal laundry room and a guest suite which can be hired separately, a battery scooter store and landscaped communal gardens.



The apartment itself is situated on a corner location and offers good size accommodation over looking the beautiful grounds. Comprising hall, double aspect lounge/diner enjoying views over the communal grounds, access to a recently fully fitted well appointed kitchen which includes built in oven, microwave, induction hob and extractor, integrated slimline dish washer and an integrated fridge and freezer, two generous size bedrooms, the master with recently installed fitted bedroom furniture and a wet room with walk in shower. Offered for sale with vacant possession meaning no onward chain. Viewing is recommended to appreciate just what is on offer here and the improvements that the current sellers have made.



LOCATION DESCRIPTION

Nelson Court is situated on Glen View which is on the desirable Windmill Hill, Gravesend. Gravesend Town Centre just a short drive away is ideal if you fancy a spot of shopping or lunch in one of the many café bars/restaurants the town has to offer. Alternatively, Bluewater shopping centre is only 10 -15 minutes by car or 30 minutes by bus. There are local shops and facilities at Echo Square or if you fancy a trip to London, Gravesend mainline railway station offers services on its domestic line or you can catch the high speed train to St Pancras, London in just 22 minutes, or a trip to the seaside, then Whitstable, Herne Bay, Margate and Ramsgate on the Kent Coastal Towns are approximately an hours car or train ride away. Ebbsfleet International Railway Station is within approximately three miles where you can catch a high speed train and be in London within 17 minutes. The A2, M2, M20, M25 Motorway links are all easily accessed.

COMMUNAL ENTRANCE

The property is approached by a paved path way leading to the main entrance which is on the third floor. Security doors lead into the main reception area which is located on the third floor and where visitors are to sign in. There is a security entry phone system to all the apartments. The restaurant, communal lounge, function room and lifts are all located on this level. Well tended landscaped communal gardens surround the property. There is a communal parking area, for residents and visitors.

Lift to first, second & third floor floors. Entrance Door (known as the shoppers door) leading out to communal gardens and footpath leading onto Parrock Street.

HALLWAY

Communal hallway leading to the front door of the flat.

LOUNGE

Carpet as laid, single door with window to side leading onto the patio area. Two glazed georgian style doors leading to the kitchen. Ornamental fireplace.

KITCHEN

Beech style wood effect base and wall units with roll edged worksurface, tiled splashback, vinyl flooring. Window over the stainless steel single drainer sink. Fitted convection hob with extractor over. Fitted eye level oven.

STORAGE CUPBOARD

A large storage cupboard housing consumer unit and electricity meter and providing excellent storage.

BEDROOM 1

A large double bedroom with window, double built in wardrobe, carpet.

BEDROOM 2

Another generous room with window to the gardens, emergency pull-cord and carpet.

BATHROOM

Easy access bathroom containing, level walk-in shower, wash basin, low level w.c. and panelled bath with tiled walls, wet room flooring and emergency pull cord.

OUTDOOR SPACE

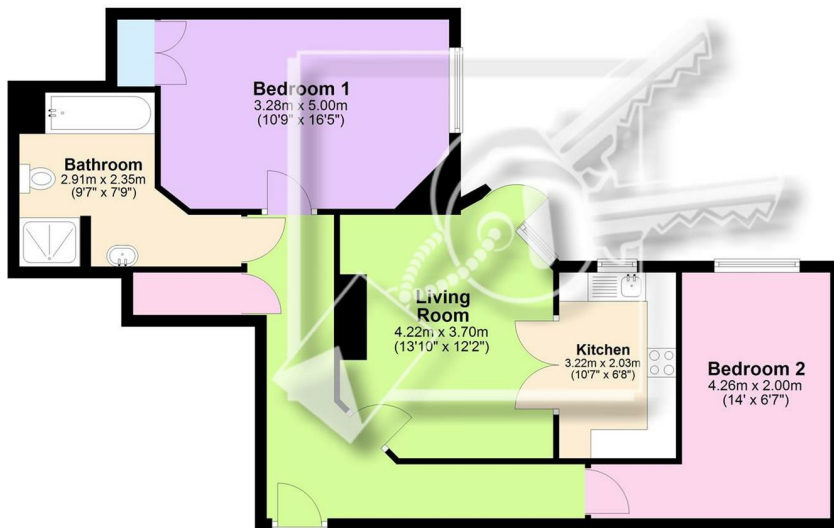
A definite bonus with this flat is the small patio just outside the lounge. Ideal quite area in which to sit.

LOCAL AUTHORITY

Gravesham Borough Council
Council Tax Band - E
£2803.97 2025/2026



Ground Floor



Floor plan is for illustrative purposes only.
Plan produced using PlanUp.

TENURE

Leasehold - lease commenced 29/04/2008 for 125 years

Service charges: Ground rent £510 pa

Service charge £13,000 pa

107 Years remaining on the lease.

UTILITIES

Mains electricity, water and drainage.

PARKING

There is communal, non-allocated parking spaces for residents and visitors, on site.

LOCAL LAND SEARCH

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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