



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Genn Park

Boughton Monchelsea, Maidstone, Kent, ME17 4XS

£385,000

Genn Park

Boughton Monchelsea, Maidstone, Kent, ME17 4XS

Key Features

- Exclusive Development for Over 55's
- Finished to a High Specification and with the Near Future in Mind.
- Residents' Club House
- Spacious Two Bedroom Bungalow Built in 2021 with an Established Garden
- The Remainder of a 10 year Structural Warranty
- Bespoke Value-added Support Package

Description

High specification two double bedroom extra care retirement bungalow at Genn Park, built just two and a half years ago! Located at the heart of the picturesque village of Boughton Monchelsea, it combines the freedom of owning your home with the support of a dedicated team – enabling you to enjoy your retirement on your own terms.

This beautifully finished property comprises of two double bedrooms, an indulgent shower room and open plan living/kitchen/dining room with integrated appliances and established garden with a shed. The property has been finished to a high specification throughout and benefits from underfloor heating delivered by an eco-friendly air source heat pump and electrical vehicle charging point.

Genn Park has been designed to meet your needs today, and those that may arise in the near and distant future. Genn Park enables you to retain your independence but enjoy a community of like-minded freehold homeowners, with shared facilities such as the bio-diverse gardens and clubhouse. There's also ample parking for you and your visitors to support just this.

As an extra care development, included within the service charge are two hours of care which is currently provided by Meritum. This is primarily for personal care but can include light domestic duties and assisting with the preparation of meals and drinks. Additional hours can be provided by Meritum via private arrangement and they will discuss your care needs with you in strictest confidence. The approach is always bespoke to you.



SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS



Genn Park

Boughton Monchelsea, Maidstone, Kent, ME17 4XS

Location

While each home enjoys its own private garden, Genn Park also boasts a bio-diverse and natural communal garden to the rear of the development. Carefully retaining much of the existing flora, the garden offers a small coppice of larch, birch and cobnut trees, areas of wildflowers, all connected by winding pathways. A haven for wildlife, it's designed to come alive as the seasons change.

Located in the charming village of Boughton Monchelsea, you are in easy reach of many local amenities including local shops, a farm shop and doctors surgery. There is a wide selection of pubs, eateries and take-aways in and around the surrounding area, including some delightful county inns in scenic locations. Maidstone Town Centre with its extensive shopping facilities is approximately 3.1 miles away and also offers high speed Rail service into London via Maidstone East, West and Barracks.

■ Biodiverse and Natural Communal Garden

■ Maidstone Borough Council Tax Band D

■ EPC Rating B

■ For Fibre Broadband Speed Refer to the Ofcom Website

For all Viewings and Enquiries contact:



Mr Mitchell Bourner
mitchell.bourner@sibleypares.co.uk



Mr Marcus Monger
mitchell.bourner@sibleypares.co.uk



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

01622 673086

sibleypares.co.uk



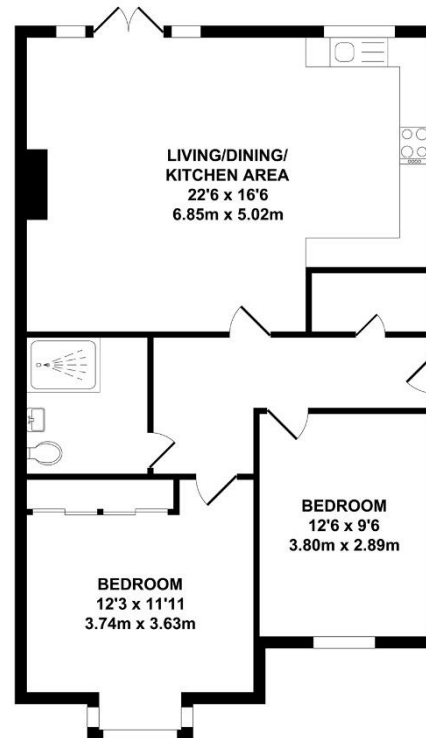
SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS





Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
803 SQ.FT.
(74.58 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.58 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



1 Ashford Road, Maidstone, Kent ME14 5BJ
sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS
Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP

Registered in England and Wales No: OC400776. | Registered as above. | VAT Reg No: 218 5130 30.