



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Genn Park

Boughton Monchelsea, , Kent, ME17 4XS

Guide Price £365k to £375k

Genn Park

Boughton Monchelsea, Maidstone, Kent, ME17 4XS

Key Features

- Development Exclusively for Over 55's
- Two Bedroom Bungalow
- Only Two Years Old
- Residents' Club House
- High Specification Throughout
- Bio Diverse and Natural Communal Garden

Description

Two double bedroom extra care retirement bungalow at Genn Park and only 2 years old! 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 2 double bedrooms, an indulgent shower room and open plan living/kitchen/dining room with integrated appliances.

Genn Park has been designed to meet your needs today, and those that may arise in the 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.

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.



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Location

Located in the charming village of Boughton Monchelsea, you are in easy reach of many local amenities. 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.

■ EPC Rating B

■ Council Tax Band D

■ Maidstone Borough Council

■ For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



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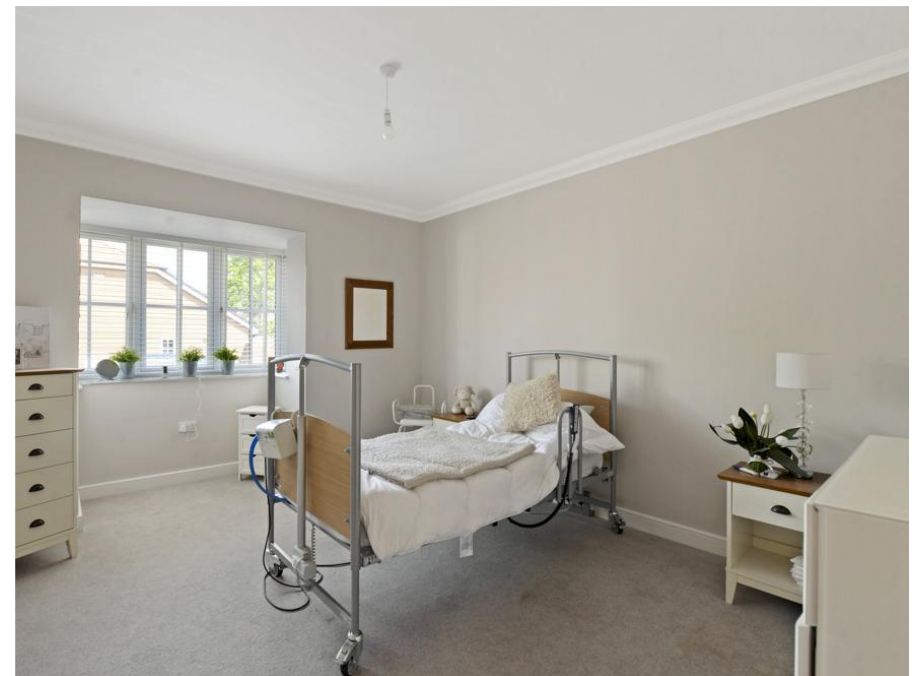


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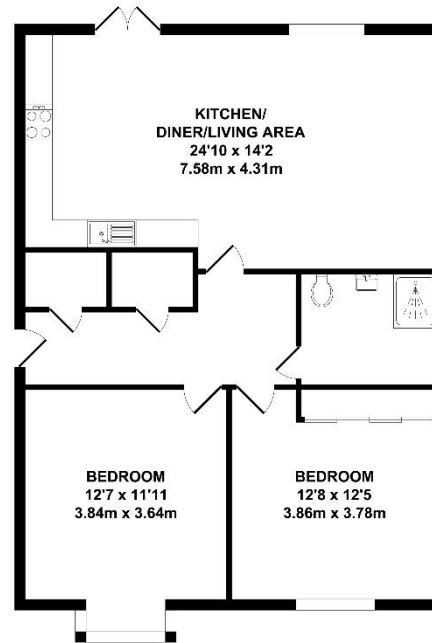
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Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
858 SQ.FT.
(79.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.70 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.
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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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