

45 Homespire House

Knotts Lane, Canterbury, Kent, CT1 2AB



PRICE: £100,000

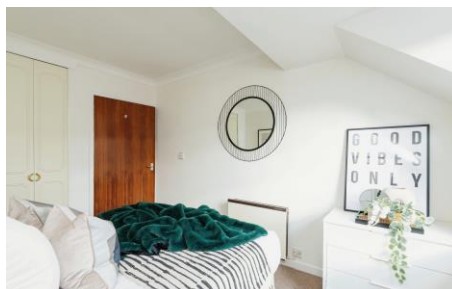
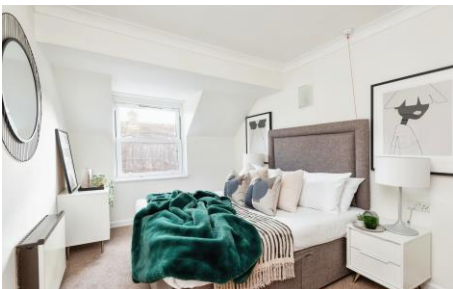
Lease: 99 years from 1984

Property Description:

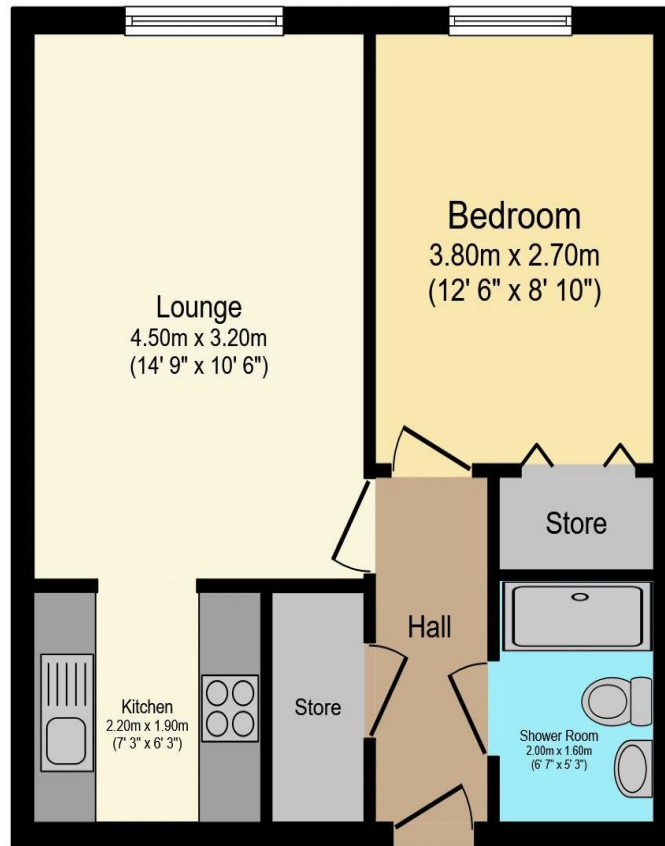
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WHICH HAS NEW CARPETS AND REDECORATED

Homespire House was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour Appello emergency call system
- Car Park (subject to availability)
- Lift to all floors
- Guest Suite
- Development Manager
- Minimum Age 60
- Lease: 99 years from 1984



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£439.87

Ground Rent Period Review:

2028

Annual Service Charge:

£2,700.68

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.