

1 Kingsley Court (Bexleyheath)

Pincott Road, Bexleyheath, Kent, DA6 7LA



PRICE: £170,000

Lease: 99 years from 1990

Property Description:

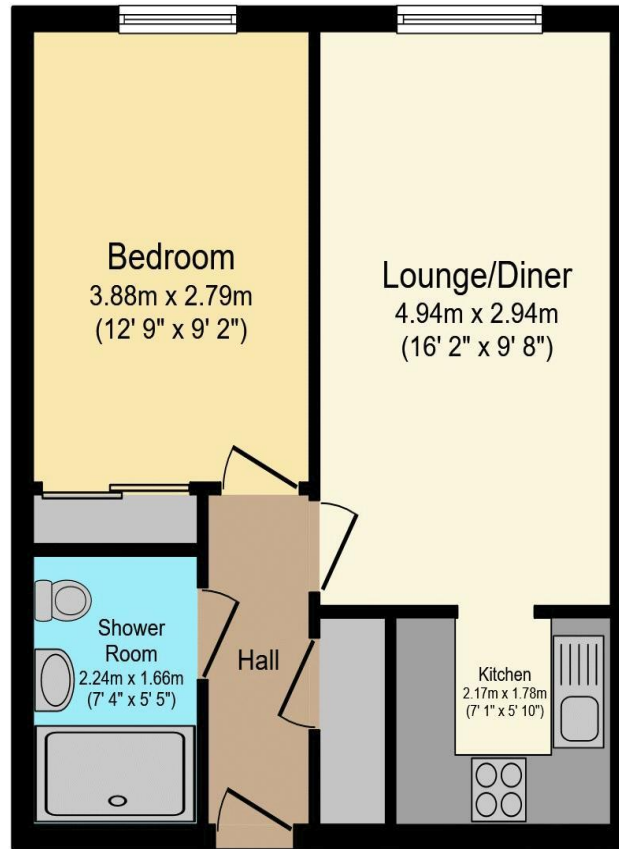
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

Kingsley Court was constructed by Anglia Secure Homes and comprises 41 properties arranged over 3 floors each served by lift, and a separate building with 8 further properties. The resident 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 emergency Appello 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 or retired. 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 emergency Appello call system
- ❖ Communal Satellite Dish (additional fees apply)
- ❖ Guest Suite
- ❖ Development Manager
- ❖ Library area & Hairdressing Salon
- ❖ Lease: 99 years from 1990



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



Total floor area 39.8 sq.m. (428 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

For Financial Year Ending:

30/06/25

Annual Ground Rent:

£197.82

Ground Rent Period Review:

2032

Annual Service Charge:

£3091.33

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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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.