

43 Barkers Court

Chalkwell Road, Sittingbourne, Kent, ME10 1LW



PRICE: £167,500

Lease: 125 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH BAY WINDOW OVERLOOKING THE GARDENS

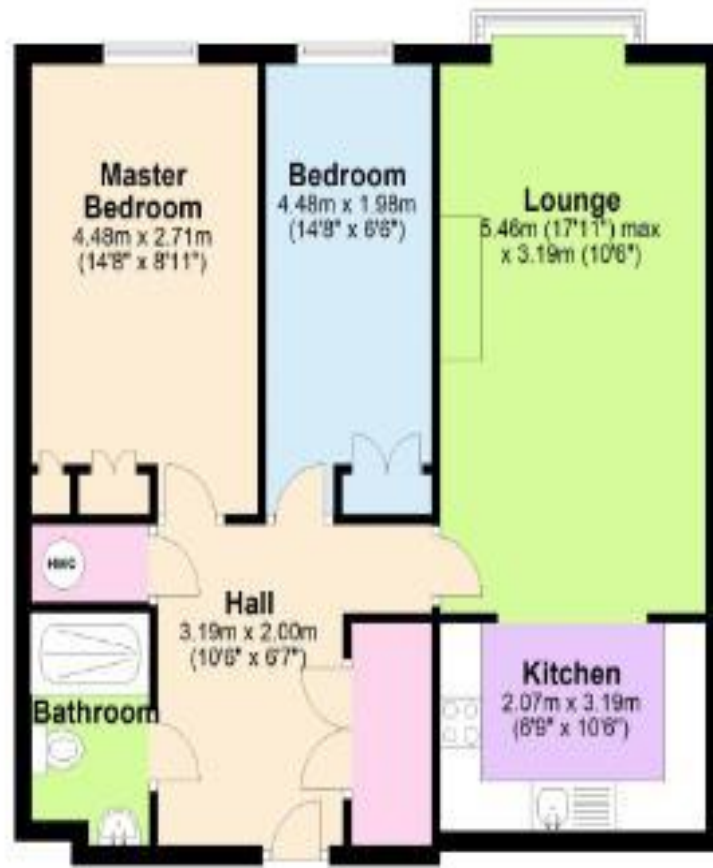
Barkers Court comprises 65 properties arranged over 4 floors. The development Manager can be contacted from various points within each property in the case of an emergency.

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 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Development Manager
- ❖ 24-hour Appello emergency call system
- ❖ Communal drying room
- ❖ Guest room
- ❖ Communal Gardens
- ❖ Two residents' lounges
- ❖ Lift to all floors
- ❖ Minimum Age 55
- ❖ Lease: 125 years from 1989



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



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(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:

31/3/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

N/A

Annual Service Charge:

£5767.88

Council Tax Band:

C

Event Fees:

0% 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.