

65 Riverbourne Court

Bell Road, Sittingbourne, Kent, ME10 4DL



PRICE: £140,000

Lease: 125 years from 2004

Property Description:

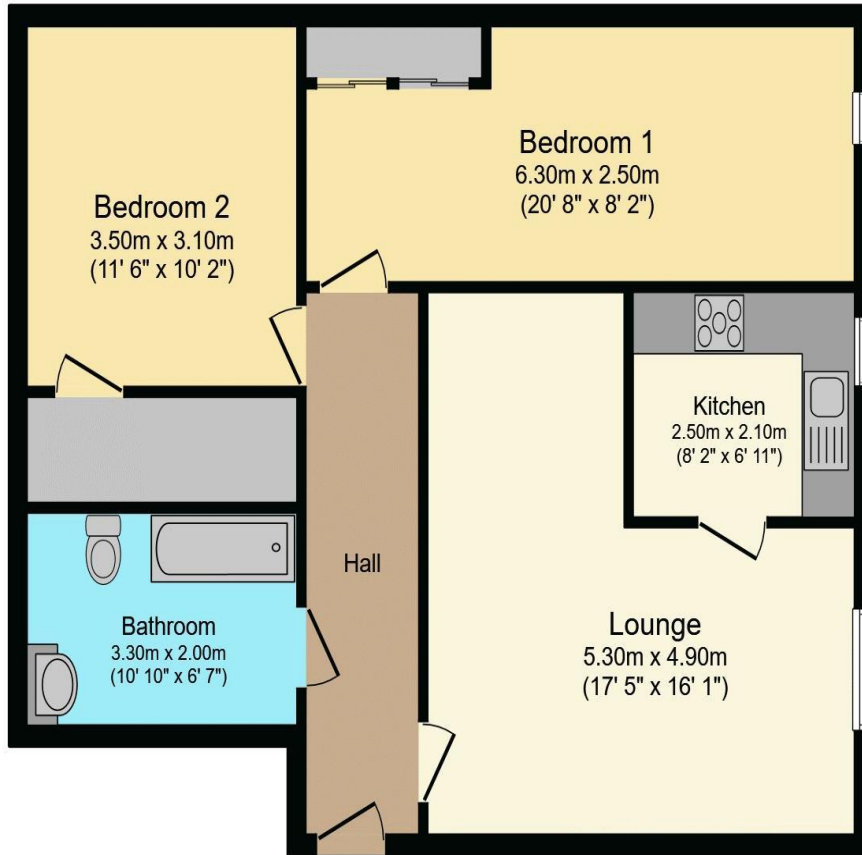
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR **
GROUND RENT FREE**

Riverbourne Court was built in 2003 and comprises 65 properties for the over 60's. Conveniently sited close to Sittingbourne town centre and with the benefit of a bus stop located close to the apartments, residents can make the most of the local amenities. An on-site Manager can be contacted from various points within each property, and when off duty there is a 24 hour emergency call system for total peace of mind. 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.

- ❖ Close to Sittingbourne Town Centre & Station
- ❖ Services of an On-Site Manager
- ❖ Residents' Lounge and Laundry
- ❖ Well Kept Communal Gardens
- ❖ Lift to All Floors
- ❖ Guest Suite
- ❖ 24 hour Emergency call system
- ❖ Minimum Age 60
- ❖ Lease : 125 years from 2004



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



Total floor area 71.6 sq.m. (771 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+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 86 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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For Financial Year Ending:

TBC

Annual Ground Rent:

£TBC

Ground Rent Period Review:

NA

Annual Service Charge:

£TBC

Council Tax Band:

C

Event Fees:

0% Transfer

1% 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.