

RETIREMENT

HOMESEARCH

Britain's Number One
Retirement Property Specialist

38 Palm Court (Westgate on Sea)

Rowena Road, Westgate-on-Sea, Kent, CT8 8QZ



PRICE: £249,995

Lease: 125 years from 1997

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH EN SUITE BATHROOM AS WELL AS A SHOWER ROOM

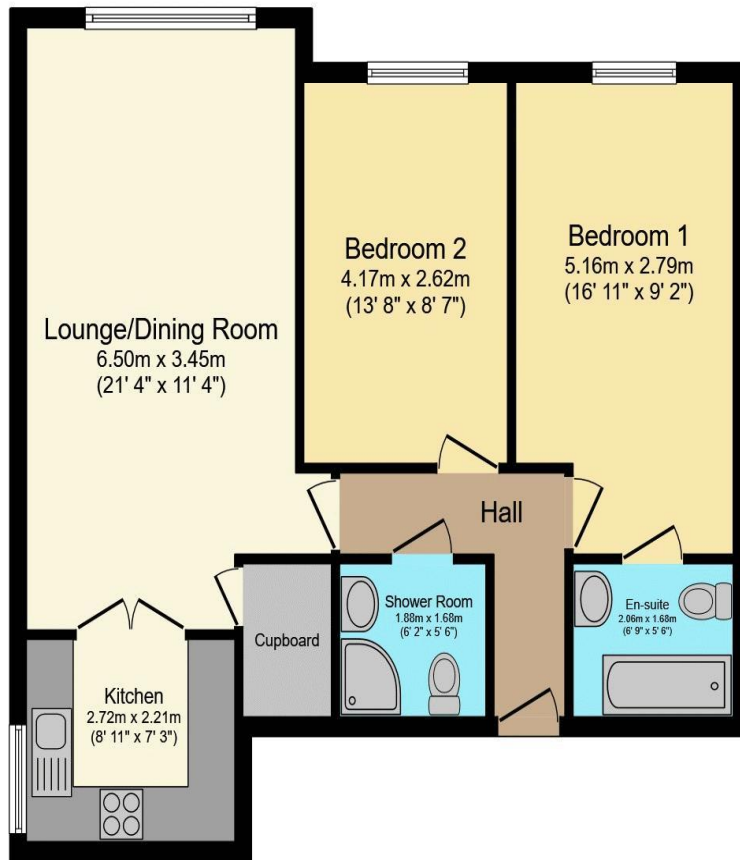
Palm Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 71 properties arranged over 5 floors served by a lift. The Development Manager may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. The Property comprises an entrance hall, lounge, kitchen, two bedrooms, bathroom and en suite shower room. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge with sea view
- Communal Laundry
- 24 hour emergency Appello call system
- Video door entry system (linked to owner TV)
- Minimum Age 60
- Guest Suite & Lift to all floors
- Development Manager
- Lease : 125 years from 1997
- Service charge £4,149.06 Ground rent £649.65



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

📞 01425 632218 📧 Mandy.bolwell@retirementhomesearch.co.uk



Total floor area 68.5 m² (738 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		
(55-68) D	72	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£649.65

Ground Rent Period Review:

2041

Annual Service Charge:

£4,149.06

Council Tax Band:

D

Event Fees:

1% 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.