

4 Chancery Court (Dartford)

Downs Avenue, Dartford, Kent, DA1 1SX



PRICE: £115,000

Lease: 99 years from 1990

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT ON THE GROUND FLOOR Chancery Court comprises 29 apartments arranged over two floors. Each apartment has the benefit of the Appello call system which ensures help is at hand 24 hours a day, 365 days a year. The development has the benefit of a Resident Development Manager. Situated in the development is the furnished residents lounge. There is a lift to the first floor, a communal laundry and security entry system to the main entrance. It is a condition of purchase that residents be over the age of 55. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

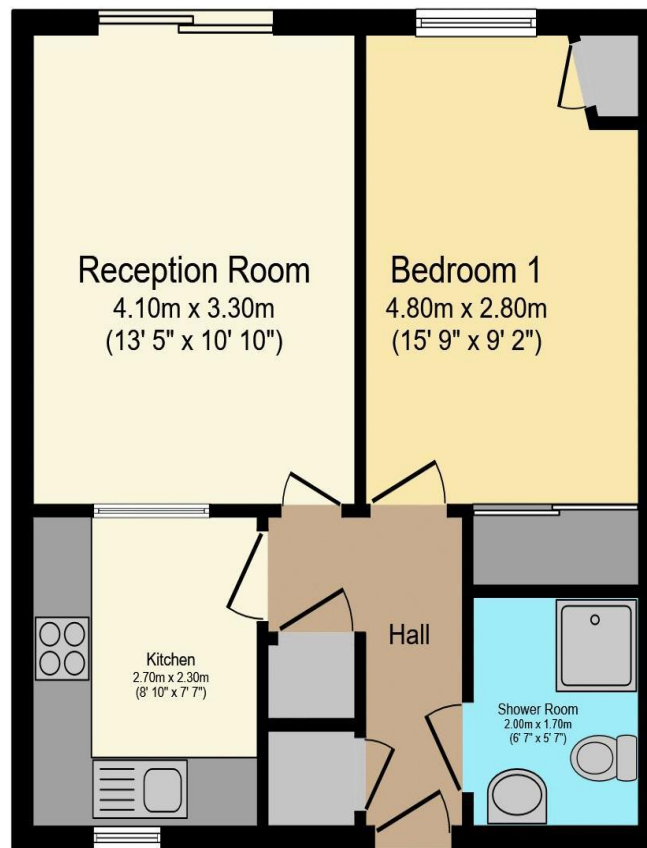
24 Hour Appello Call System
Development Manager
Residents Lounge
Security entry system on main entrance
Minimum Age 55

Lift to first floor
Communal Laundry

Lease: 99 years from 1990



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



Total floor area 42.8 m² (460 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£100.00

Ground Rent Period Review:

2032

Annual Service Charge:

£4,045.69

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.