

28 Willow Grange (Rochester)

Tilley Close, Rochester, Kent, ME3 9HS



PRICE: £190,000

Lease: 99 years from 1990

Property Description:

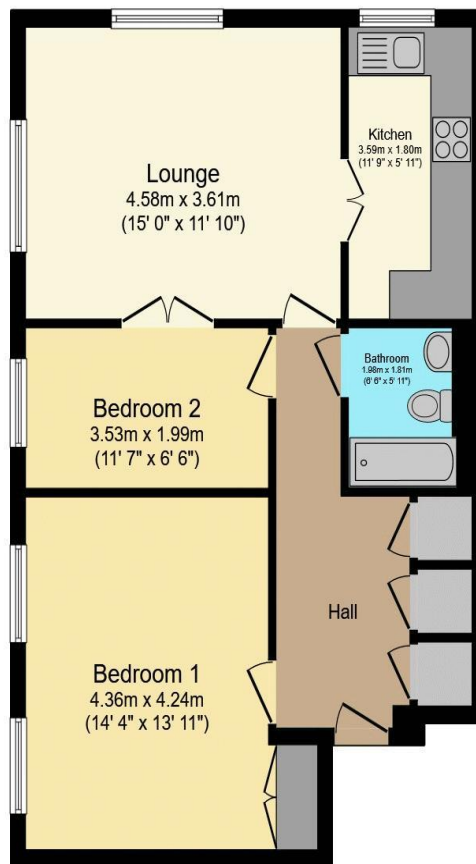
A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Willow Grange is situated in Tilley Close a cul de sac location and was constructed by Chambers. The development comprises 30 properties arranged over 2 floors, 1 served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. The development also has a Victorian style conservatory and a raised patio area. 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.

Residents' lounge
Digital TV aerial fitted
Appello 24 hour emergency call system
Communal Conservatory and Guest Suite
Doctors in Tilley Close

Minimum Age 55
Development Manager
Lift to first floor
Lease: 99 years from 1990



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



Total floor area 62.2 sq.m. (670 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).
Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/3/26

Annual Ground Rent:

£240.61

Ground Rent Period Review:

2033

Annual Service Charge:

£5,213.38

Council Tax Band:

C

Event Fees:

**1% Transfer
0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.