

## 42 Nelson Court

Glen View, Gravesend, Kent, DA12 1PL



**PRICE: £70,000**

**Lease: 125 years from 2007**

### Property Description:

#### **A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH FAR REACHING RIVER VIEWS**

Nelson Court, McCarthy & Stone's Assisted Living development of one- and two-bedroom apartments offers residents the prospect of continued independence in a secure environment. Nelson Court comprises 61 properties arranged over 5 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24-hour coverage. One hour a week of domestic help is provided for the residents in each apartment (included in the service charge). Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 60 years or 60/55 if a couple. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

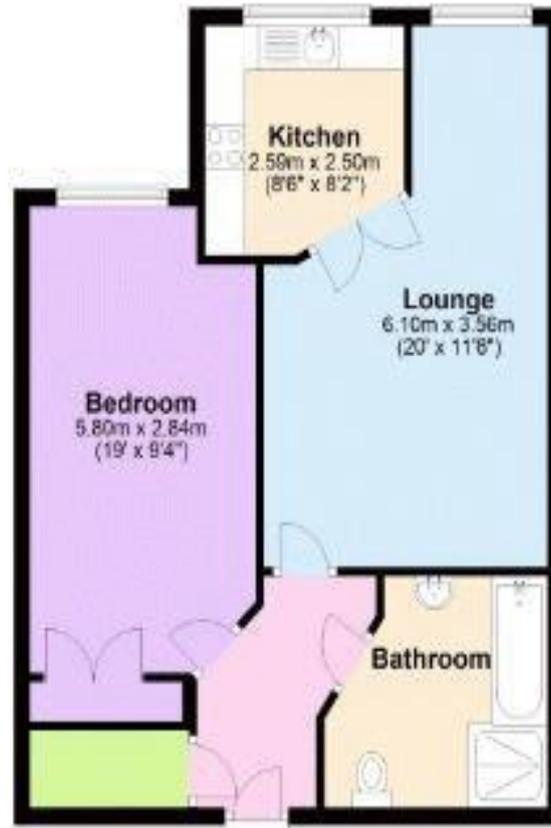
Estate manager and assistants (24 hour cover )  
Residents' lounge, Function room and Restaurant  
Communal car parking and landscaped gardens

Minimum Age 60  
Security video camera entry and emergency call system  
Wheelchair accessible and battery car store  
Lease: 125 years from 2007



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

**Flat**  
Approx. 52.8 sq. metres (568.1 sq. feet)



Total area: approx. 52.8 sq. metres (568.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£435.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£9887.22**

**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.