

## **19 Mullender Court**

**Chalk Road, Gravesend, Kent, DA12 4XD**



**PRICE: £155,000**

**Lease: 99 years from 1987**

### **Property Description:**

#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT**

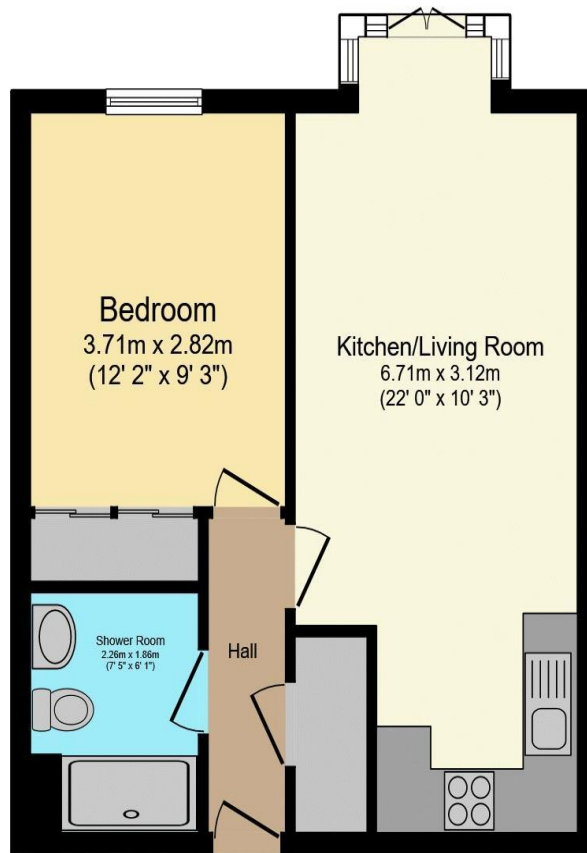
Mullender Court comprises 31 properties arranged over 2 floors. There is a Visiting Development Manager. For periods when the Visiting Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

24 hour Appello emergency Call system  
Visiting House Manager  
Minimum Age 55  
Stair Lift to 1st Floor

Lease : 99 years from 1987



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



Total floor area 41.9 m<sup>2</sup> (451 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/03/2026**

**Annual Ground Rent:**

**£Tbc**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£3,235.32**

**Council Tax Band:**

**B**

**Event Fees:**

**0.00 Transfer**

**0.00 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.