

## 58 Palm Court (Westgate on Sea)

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



**PRICE: £150,000**

**Lease: 125 years from 1997**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR WITH SEA VIEWS**

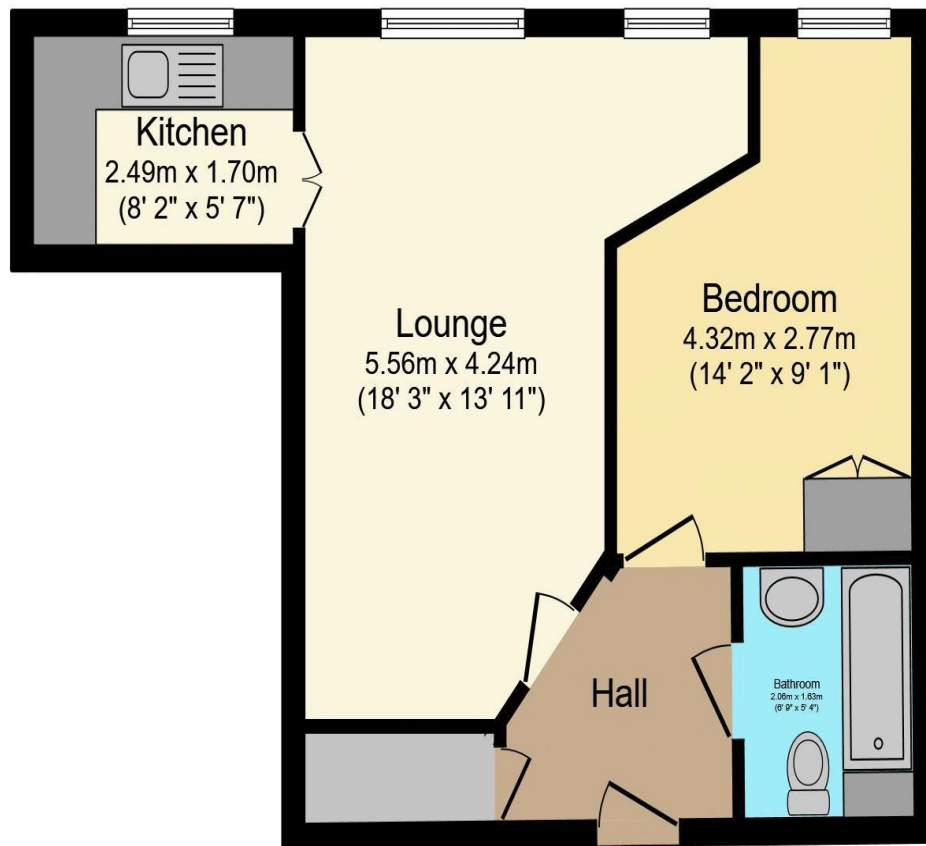
Palm Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 71 properties arranged over 5 floors served by a lift. The Development Manager may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. 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 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  
Development Manager  
Lift to all floors  
Lease: 125 years from 1997



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



Total floor area 41.4 sq.m. (446 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>	84 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/8/25**

**Annual Ground Rent:**

**£556.85**

**Ground Rent Period Review:**

**2041**

**Annual Service Charge:**

**£2,766.04**

**Council Tax Band:**

**C**

**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.