

12a Coppice Court (A)

Off Kingsdown Close, Gillingham, Kent, ME7 3TE



PRICE: £270,000

Lease:

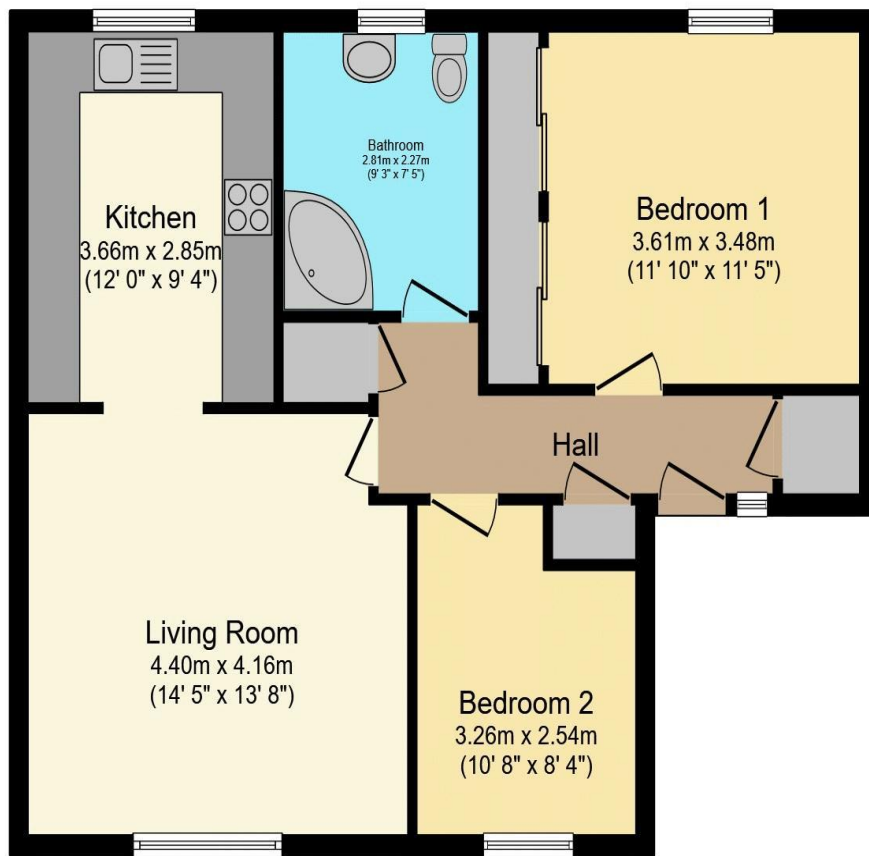
Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

At Coppice Court leasehold retirement development in Hempstead, we offer 14 one bedroom and 2 two-bedroom bungalows, 1 one bedroom and 16 two-bedroom purpose-built properties for sale for people over the age of 60. The development is situated in Gillingham and has excellent transport links to the Medway Towns, including Maidstone. The local shops are within walking distance, or a short bus ride away and include a Co-op, a post office, library, hairdressers and cafes. There are doctors' surgeries in Hempstead Village, Parkwood and Wigmore. Other local amenities include two cinemas, bowling alley and a nearby nature reserve. In addition to each individual private property, all Anchor estates offer some shared facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor. At Coppice Court we provide an on-site laundry, well maintained landscaped gardens, and 15 parking spaces.



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



Total floor area 67.6 sq.m. (727 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		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31.03.26

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£TBC

Council Tax Band:

C

Event Fees:

TBC Transfer

TBC Contingency

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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.