

## **3 Coppice Court**

**Off Kingsdown Close, Gillingham, Kent, ME7 3TE**



**PRICE: £250,000**

**Lease: Tbc**

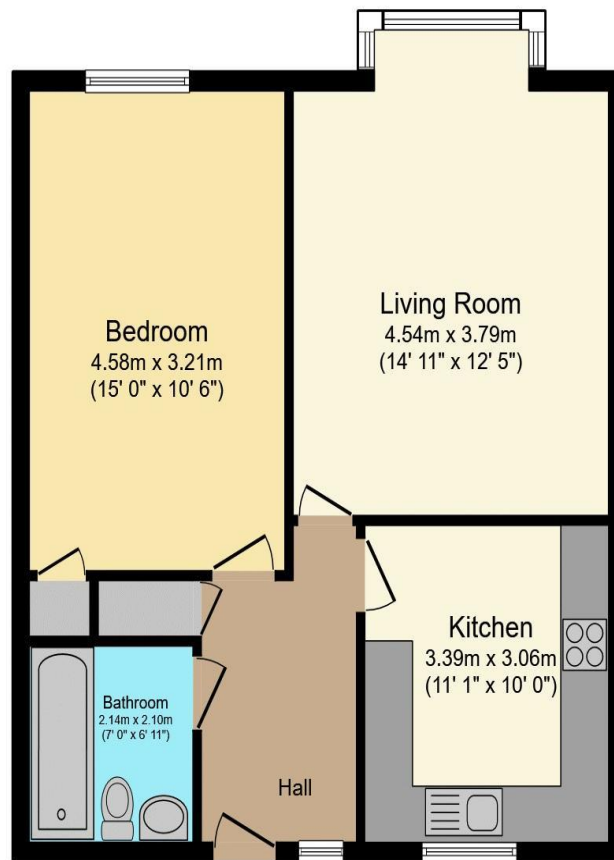
### **Property Description:**

#### **A ONE BEDROOM RETIREMENT BUNGALOW**

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 59.6 sq.m. (642 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>		87 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/03/26**

**Annual Ground Rent:**

**£NA**

**Ground Rent Period Review:**

**NA**

**Annual Service Charge:**

**£2281.20**

**Council Tax Band:**

**C**

**Event Fees:**

**0.00 Transfer  
1% Contingency**

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