

17 Barden Court, St Lukes Avenue, Maidstone, Kent, ME14 5AP



Price: £140,000

Lease: 94 years and 6 months

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH VIEWS OVER ST LUKES AVENUE BENEFITTING FROM A SHOWER ROOM

Barden Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 37 properties arranged over 3 floors each served by lift. The Development Manager can 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 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

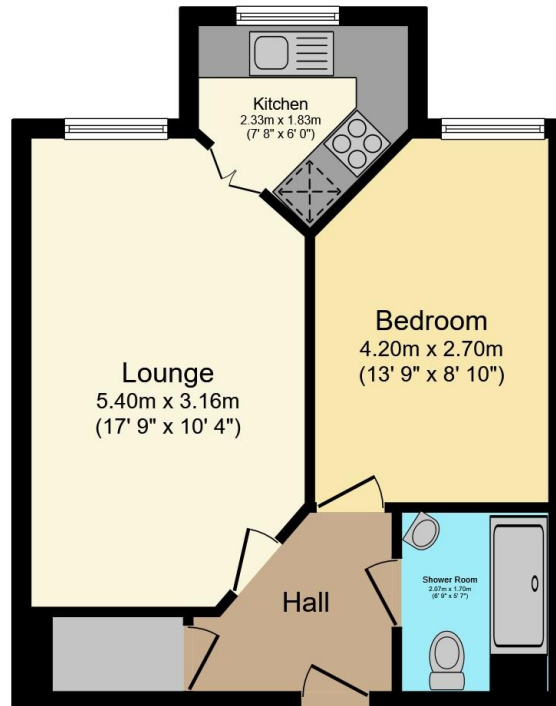
- Residents' lounge and Guest Suite
- Communal Laundry
- 24-hour Appello emergency call system
- Communal Satellite Dish (additional fees apply)
- Development Manager
- Lift to all floors and CCTV door entry
- Communal gardens and resident's car park
- Minimum Age 60
- Lease: 125 years from 1995
- Service Charge £3,609.24
- Ground Rent £514.14



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

Visit us at:

retirementhomesearch.co.uk



Total floor area 41.1 sq.m. (442 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £514

Ground Rent Period Review: 2039

Annual Service Charge: £3609.24

Council Tax Band: C

Event Fees: 1% Transfer, 1% Contingency

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