

19 Palm Court, Rowena Road, Westgate on Sea, Kent, CT8 8QZ



Price: £145,000

Lease: 96 years and 10 months

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

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
- Service charge £ Ground rent £



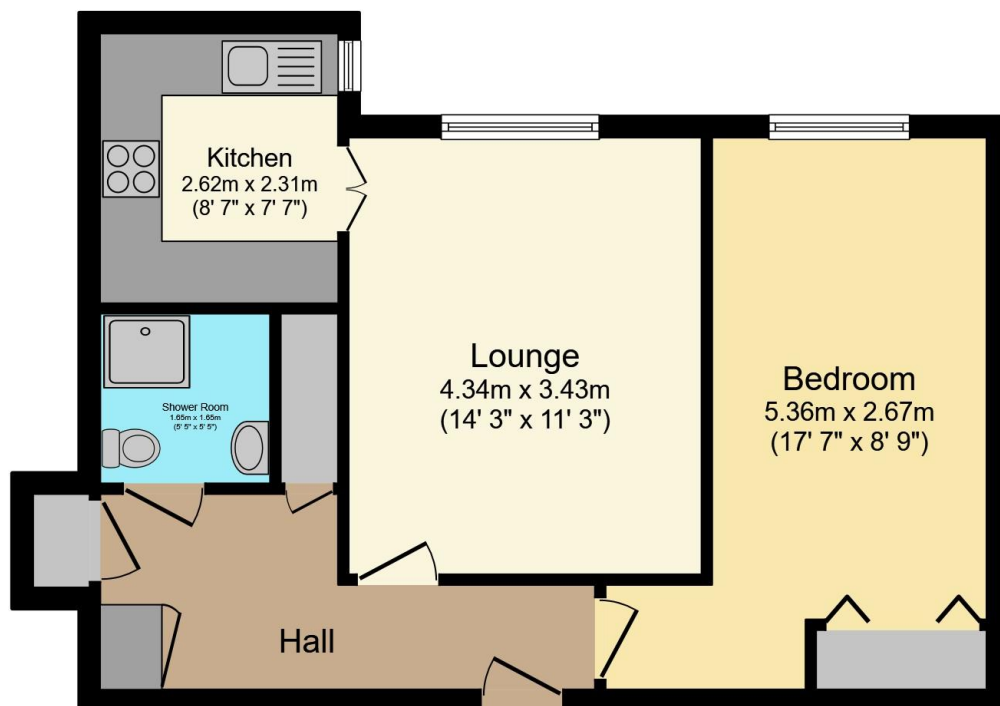
For more details or to make an appointment to view, please contact **Mandy Bolwell**

☎ 01425 632218

✉ mandy.bolwell@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 49.1 sq.m. (528 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	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/26

Annual Ground Rent: £557

Ground Rent Period Review: 2041

Annual Service Charge: £2928.94

Council Tax Band: C

Event Fees: 1% Transfer, 1% Contingency

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