



10 Wentworth Close
Station Road, Lyminge, Folkestone, CT18 8LZ
£149,950

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10 Wentworth Close

Station Road, Lyminge, Folkestone

Ground floor, purpose built, retirement apartment with new fitted kitchen and spacious bath/shower room, being well located within the popular village of Lyminge.

Situation

Positioned in a quiet cul-de-sac within level walking distance of all the many village amenities. Lyminge is a bustling and popular village offering a wide range of amenities including newsagents/general stores, tea rooms, Chinese and Indian restaurants/takeaways, public house, two doctors' surgeries, two churches, pharmacy and large Age Concern facility providing many communal activities, including a daily lunch service. There is also an active community hall, sports field and library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the historic cathedral city of Canterbury. These towns offer an excellent range of shopping and recreational facilities, together with the high-speed main line train services available from Folkestone, Ashford and Canterbury to London St. Pancras.

The Property

This ground floor apartment is part of an attractive two storey block, designed and built to look like houses rather than apartments, with traditional construction and cavity walls. This particular property has been completely updated and improved offering light and airy accommodation. It has had a new kitchen installed with modern units incorporating an oven, hob and extractor, while, a deep cupboard houses a fridge freezer. A large bath/shower room is off the hallway, well fitted with a matching white suite including a panelled bath and a walk-in shower cubicle all excellently tiled. The double bedroom is positioned at the front of the property, while, the sitting room is positioned at the rear with large patio doors opening out to the garden. The apartment enjoys a good degree of insulation together with sealed double glazing and Economy electric heating. Particular attention has

been paid to details which benefit the retired which include an emergency call system together with easily accessible power sockets. There is a popular and well utilised communal residents' lounge, garden and laundry, should these be required.

Outside

At the rear of the apartment is a small lawned garden with a paved patio. The communal areas are maintained by Sanctuary Housing, offering enjoyable outside space without the work! To the front is a wide paved path leading up to the front door, where, a deep useful store cupboard can be found. There is brick pavia communal parking provided to the rear of the apartment.

Services

Mains water, electricity and drainage connected. Electric heating. Emergency call system. Security call access system for front door. External lighting and CCTV.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Leasehold

Current Council Tax Band: B

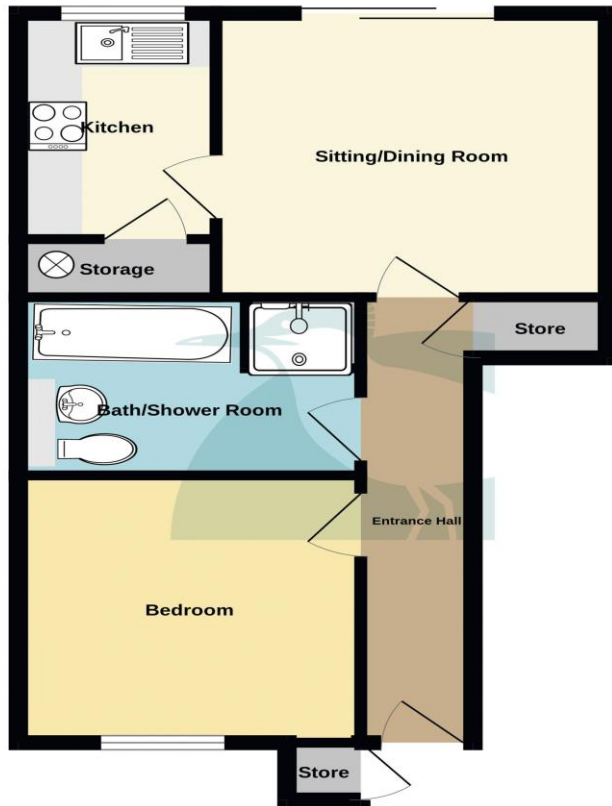
EPC Rating: C



To view this property call Colebrook Sturrock on **01303 840422**



Ground Floor
460 sq.ft. (42.7 sq.m.) approx.



One bedroom, ground floor

TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

18' 11" x 3' 2" (5.76m x 0.96m)

Sitting / Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Kitchen

8' 11" x 5' 11" (2.72m x 1.80m)

Walk-in Storage

5' 11" x 2' 4" (1.80m x 0.71m)

Bath & Shower Room

10' 5" x 7' 1" (3.17m x 2.16m)

Storage

3' 8" x 2' 5" (1.12m x 0.74m)

Bedroom

10' 7" x 10' 5" (3.22m x 3.17m)

External Store

Sanctuary Housing

Wentworth Close is managed by Sanctuary Housing Ltd who have considerable experience in providing accommodation and services for the retired. They are responsible for the employment of a Scheme Manager; who, although not resident on site, do visit regularly if desired; together with the emergency call system, external repairs and maintenance of grounds, insurances of the building and cleaning and lighting of communal areas.

The communal facilities here are twinned with a development at Church Walk in Elham which residents of Church Walk can make use of, if so desired.

The age restrictions for purchasers are 63 for men and 58 for women. A meeting with the Scheme Manager will be required for all interested parties. NB. If the purchaser already owns a small pet, this may be brought with them, subject to the approval of Sanctuary Housing, but they will be unable to replace or acquire a pet after moving in.

Sanctuary Housing Association has a clawback of 30% of any increase in the amount, of the purchase price over the Leaseholder's acquisition price, or, 1% of the said purchase price actually received by the leaseholder, (whichever is greater)

Tenure & Service Charge

The property was built in 1987 with a 99-year lease in place (lease start date to be confirmed).

Service charges and Ground Rent combined are currently £174.55 per calendar month (revised yearly in April).

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

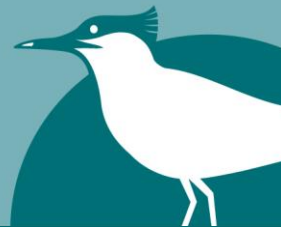
Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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