12 Kempes Place, Wye, TN25 5AX

70% Shared ownership £112,000

One bedroom first floor retirement flat set in the centre of the popular village of Wye.
Reception room, kitchen, shower room, bedroom, gas central heating and well kept communal gardens with parking area.
Quietly situated and being one of a development of 12 properties comprising Kempes Place and is administered by Anchor Management Services which is specifically designed accommodation for the retired with a 24 hour emergency monitoring system.
The discounted price of £112,000 takes account of the 30% share holding by Anchor Management Services.

Communal Front Door to:

Hallway
With entry phone facility and staircase to first floor.

Entrance Hall
With storage and meter cupboards.

Lounge 14'7 x 10'6 (4.45m x 3.20m)
UPVC double glazed window to rear.

Kitchen 10'11 x 5'8 (3.33m x 1.73m)
Porcelain sink unit, range of drawers and cupboards beneath worktops, wall cupboards, Vaillant gas boiler for central heating and domestic hot water.

Bedroom 12'7 x 9'10 (3.84m x 3.00m)
Window to front.

Shower Room 7'2 x 5'9 (2.18m x 1.75m)
Glass fronted shower cubicle, pedestal wash hand basin and low level WC, built in linen cupboard.

Outside
Well kept communal gardens and parking area.

Tenure
Leasehold - Balance of 99 year lease from 1987. Service Charge: £154.51 per month (tbc) to include buildings insurance.
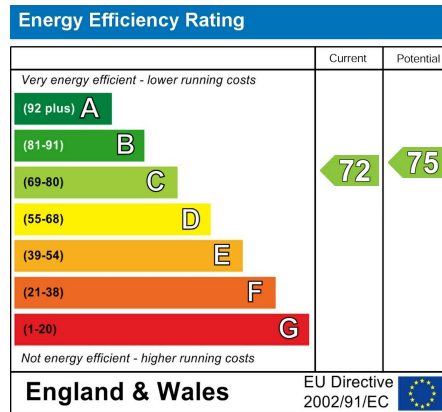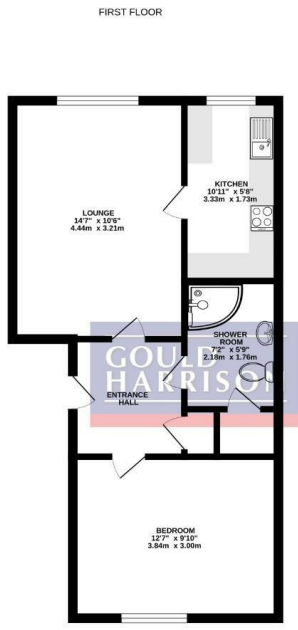
Services
All main services are connected.

Council Tax
Ashford Borough Council Band: B.
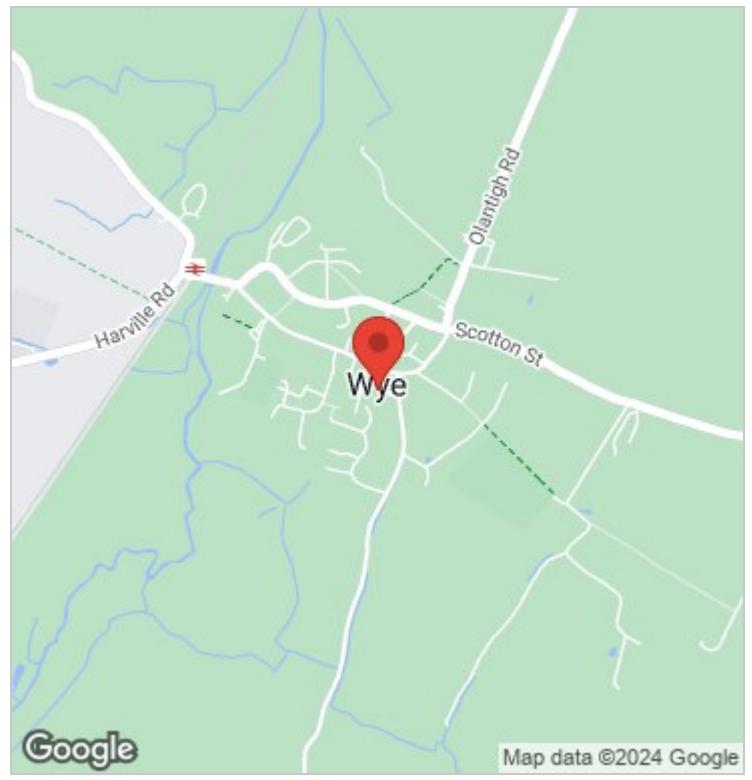
Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Floor Plan

FIRST FLOOR

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. Made with Metropix ©2024

Area Map

Map data ©2024 Google