



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.

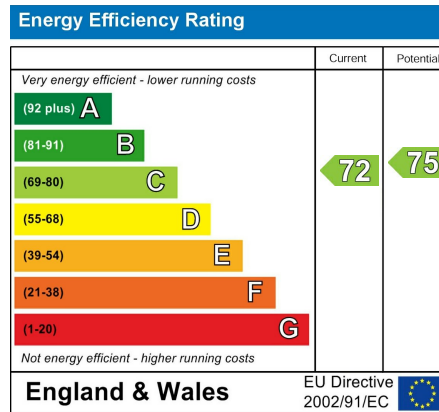
Services

All main services are connected.

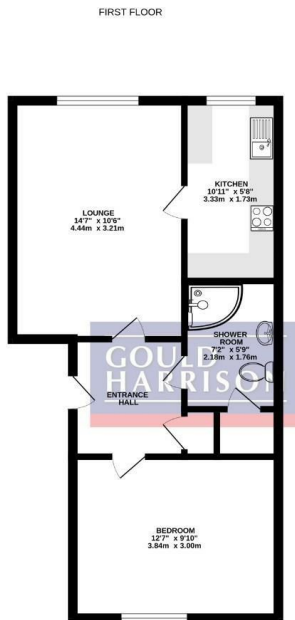
Council Tax

Ashford Borough Council Band: B.

Energy Efficiency Graph



Floor Plan



Whilst every effort has been made to ensure the accuracy of the floorplan, we cannot guarantee its accuracy. The floorplan is for information only and should not be used as a basis for any contract. The floorplan is not to scale and is not intended to be used as a guide to the actual dimensions of the property. We will not be liable for any errors or omissions in this floorplan.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.