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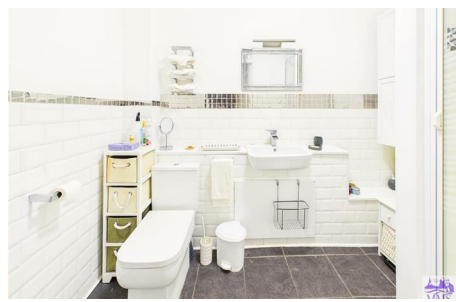
2 Warblers Close

Strood ME2 3ED

Offers Around £120,000

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WARDEN ASSISTED. OVER 55'S. CHAIN FREE. Nestled in the charming Warblers Close, Strood, this delightful retirement property offers a perfect blend of comfort and convenience. Offering a comfortable amount of square feet, this top-floor apartment features a spacious double bedroom, a modern kitchen, and a generous lounge, providing ample space for relaxation and entertaining. The property boasts a large shower room, designed with accessibility in mind, ensuring ease of use for all residents. With its private entrance, you can enjoy a sense of independence while being part of a welcoming community. The complex is ideally located close to Strood town centre, allowing for easy access to local shops, amenities, and transport links. Residents can take advantage of the onsite facilities, which include a communal laundrette and ample parking for both residents and guests, making it a practical choice for those who value convenience. The monthly ground rent and service charges are set at £291.64, ensuring that the upkeep of the property and communal areas is well managed. This retirement home is not just a place to live; it is a community where you can enjoy your golden years in comfort and style. Whether you are looking to downsize or seeking a peaceful retreat, this property offers an excellent opportunity to embrace a fulfilling lifestyle in a supportive environment.
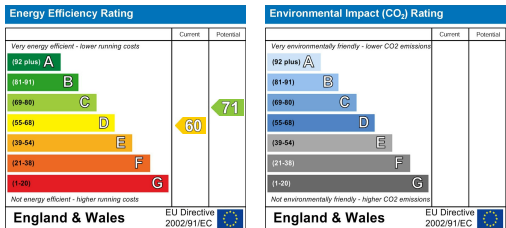EPC rated d council tax band b

Area Map

Floor Plans

Ground Floor

Hallway
5'5" x 2'9"
1.66 x 0.85 m

Floor 1

Kitchen
6'0" x 7'9"
1.85 x 2.36 m

Living Room
14'7" x 10'11"
4.45 x 3.33 m

Landing
4'1" x 2'8"
1.27 x 0.83 m

Bedroom
10'10" x 8'9"
3.31 x 2.67 m

Showeroom
5'6" x 8'7"
1.69 x 2.62 m

Hallway
4'0" x 4'5"
1.24 x 1.36 m

Approximate total area(1)
426 ft²
39.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales
EU Directive 2002/91/EC

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