



## 2 Warblers Close

Strood ME2 3ED

**Offers Around £120,000**



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**

Approximate total area<sup>(1)</sup>  
426 ft<sup>2</sup>  
39.6 m<sup>2</sup>

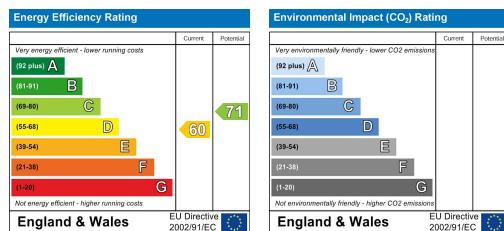
**Floor 1**

(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.

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## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.