



Regis Gate, North Street, Milton Regis, Sittingbourne



LambornHill are pleased to bring to market this immaculately presented second floor retirement apartment for over 55's to purchase a 75% Share. The state of the art apartment is fully accessible for wheelchair users and equipped with the latest assistive technology. Accommodation comprises of open plan Lounge/Diner and Kitchen, Two Bedrooms and Wet Room with W/C. The lounge leads to a balcony with lovely views overlooking the gardens. Council Tax Band B. The property benefits from a 117 years remaining on the lease. Ground Rent and Service Charge (including rental charge on 25% share) approx. £778 pcm and includes the following amenities together with 5 meals a week from the on site restaurant.

The site has 24hr site care team, ~ An onsite restaurant providing daily hot meals to residents and visitors ~ Lifts to all floors, ~ A hairdressing salon and therapy treatment rooms ~ Guest suites to accommodate visitors ~ Organised activities room and communal lounge ~ Mobility scooter storage and charging facilities ~ Landscaped gardens.

Some parts of the buildings are open to the public, meaning the café, restaurant, hairdressers, therapy and meeting rooms stay busy .

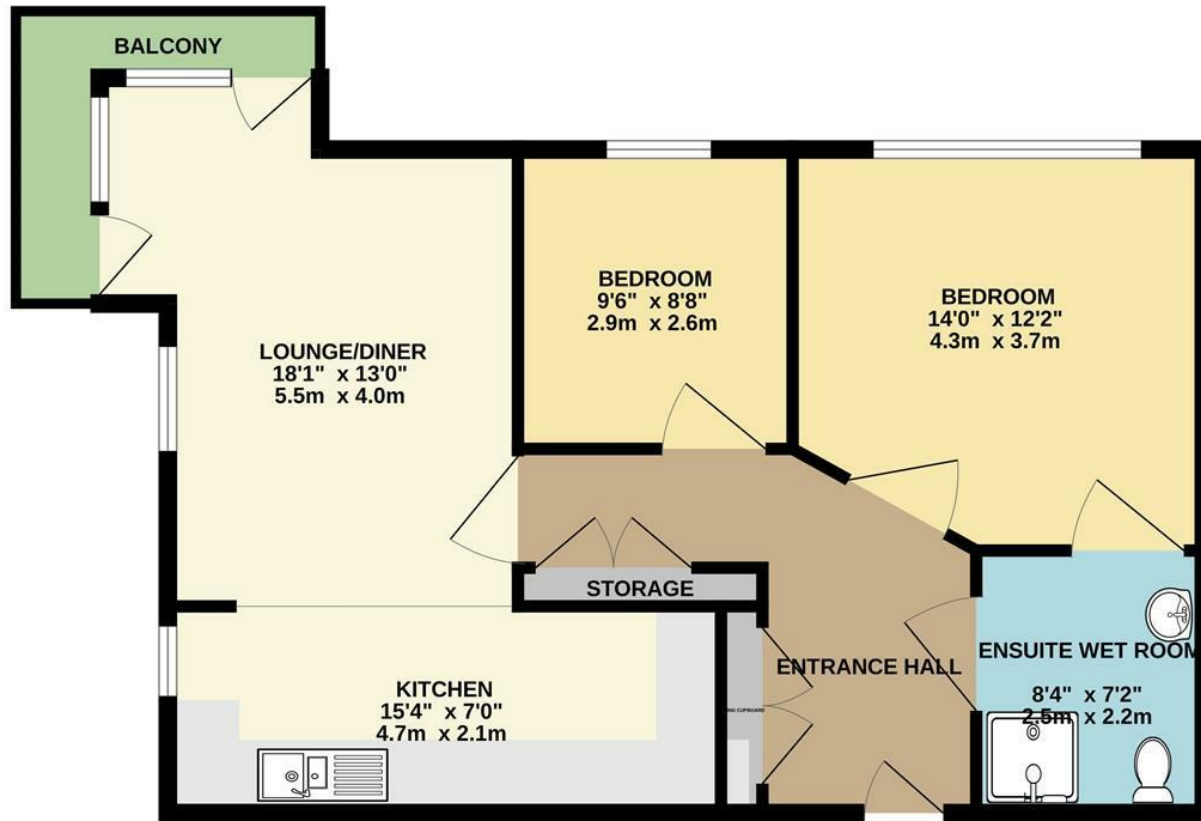
Asking Price £130,000

- Second Floor Retirement Apartment for the Over 55's
- Impressive Corner Position with Balcany
- 'Jack and Jill' En-suite Bathroom
- Fitted Kitchen with Appliances
- Lots of amenities on site
- Council Tax Band - B
- EPC Rating - B (86)
- Communal Parking with Permits
- Lease Remaining - 117 years
- Service Charge - £778 PCM





GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.