

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



The Quiet Life...
Chancery Court, Dartford

Offers In The Region Of £105,000
LEASEHOLD (71 YEARS)

Over 55's Only! Welcomed to the market is this chain-free, spacious and quiet Retirement Home. Situated in Chancery Court, each apartment benefits from 24 / 7 Appello call-system as well as a Residential Development Manager. Further benefits of the property include a furnished residents lounge, a communal laundry room, as well as secure entry into the main entrance. EPC Rating TBC

FEATURES INCLUDE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Ground-Floor Retirement Apartment | <input checked="" type="checkbox"/> Minimum Age 55 |
| <input checked="" type="checkbox"/> Resident Development Manager | <input checked="" type="checkbox"/> Chain-Free! |
| <input checked="" type="checkbox"/> 24 Hour Careline System | <input checked="" type="checkbox"/> EPC Rating TBC |

REF: 10959

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

COMMUNAL ENTRANCE The Communal Entrance welcomes you into the private complex via a secure entry-phone system, and benefits from an array of electric storage heaters, as well as well-maintained carpeted hallways.

ENTRANCE HALL A featured front door provides access into the apartment and comprises an electric-storage heater, alongside two storage cupboards.

KITCHEN 9' 1" x 9' 1" (2.77m x 2.77m) The Kitchen has been intelligently designed to allow for maximum use of space. Boasting a range of matching wall and base units (with worktops over), a sink and drainer unit, plumbing and space for various utilities, alongside an integrated electric oven and 4 ring hob. Part-tiled walls and tile-effect flooring provide the finishing touches.

LOUNGE AREA 14' 1" x 12' 5" (4.29m x 3.78m) The spacious Lounge area provides the ideal setting in which to sit back, relax and watch the world go by. Benefiting from double-glazed sliding patio doors to rear, which provide access out into the communal courtyard, an electric-storage heater, and entry-phone system.

MASTER BEDROOM 13' 8" x 9' 1" (4.17m x 2.77m) The Master Bedroom offers an abundance of space to make your own. Boasting a large double-glazed window to rear, an electric-storage heater, and built-in wardrobes.

BATHROOM 6' 7" x 6' 1" (2.01m x 1.85m) The Bathroom encompasses a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a large walk-in shower. Further benefiting from an electric heated towel rail, as well as fully-tiled walls and flooring, which allow for effortless upkeep.

PARKING Visitor and Permit Parking is available.

COMMUNAL GROUNDS Chancery Court is situated off of Downs Avenue and comprises 29 apartments set around a communal-garden courtyard. The private complex offers well-kept communal gardens, a communal lounge area, utility room, and much more for the over 55's.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Dartford – 01322 272 144
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