Sealeys Walker Jarvis

61 Nelson Court, Glen View,

£40,000

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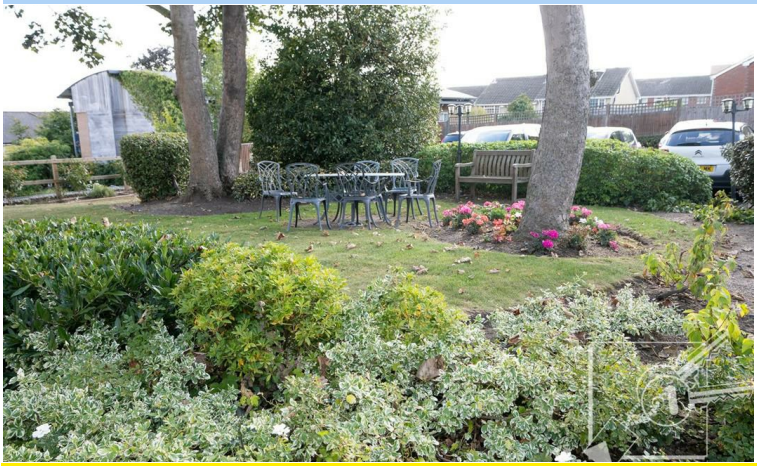
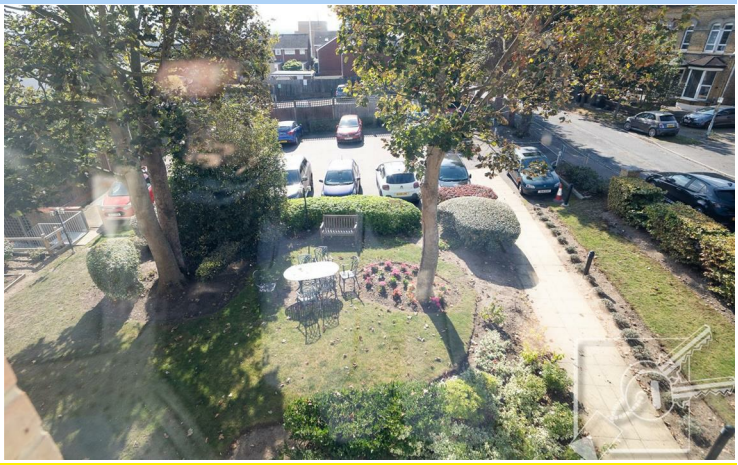
- 1 Bedroom Retirement Apartment
- In House Restaurant
- Function Room
- Specifically For the Over 60's
- Residents Lounge
- Lifts To All Floors





61 Nelson Court Glen View, Gravesend, , DA12 1PL

DESCRIPTION:

£40,000-£60,000A one bedroom fifth floor (top) retirement apartment within Nelson Court - with lift access, which is one McCarthy Stone's assisted living complexes designed for the over 60's. Offering peace of mind with independence within a secure environment, we understand there is a team of Assistant Estate Managers to provide 24 hour assistance and the service charge includes one hour per week of domestic help for each apartment and that additional help can be purchased separately if required. There is a restaurant on site where you can order a three course meal or, if you prefer a light snack. There is a residents' lounge where you can meet for a chat over a cup of coffee with your neighbours and there is a function room where various activities take place. Other benefits include two lifts, a communal laundry room and a guest suite which can be hired separately for visiting guests and a battery scooter store.

The apartment itself offers good size accommodation including a lounge/diner with access to a fitted kitchen including built in oven, hob, one double bedroom with built in wardrobe and a large wet room which includes a walk in shower and separate bath. Offering immediate vacant possession meaning no onward chain complications, viewing is highly recommended.

LOCATION:

Nelson Court is situated on Glen View neighbouring the Windmill Hill Conservation Area. Close to Gravesend Town Centre - ideal if you fancy a spot of shopping or lunch in one of the many café bars/restaurants the town has to offer. Alternatively Bluewater shopping centre is only 10 -15 minutes by car or, 30 minutes by bus. There are local shops and facilities at Echo Square or if you fancy a trip to London, Gravesend mainline railway station offers services on its domestic line or you can catch the high speed train to St Pancras, London in just 22 minutes, or a trip to the seaside, then Whitstable, Herne Bay, Margate and Ramsgate on the Kent Coastal Towns are approximately an hours car or train ride away. Ebbsfleet International Railway Station is within approximately three miles where you can catch a high speed train and be in London within 17 minutes. The A2, M2, M20, M25 Motorway links are all easily accessed.

FRONTAGE:

The property is approached by a paved path way leading to the main entrance, on the third floor. Security doors lead into the main reception where visitors are to sign in. There is a security entry phone system linked to each of the apartments. The restaurant, communal lounge, function room and lifts are all located on this level. Well tended communal gardens surround the property.

HALL:

Security entrance door, emergency intercom, emergency pull cord, carpet, a large built in airing cupboard with hot water tank and immersion heater, plenty of storage space, shelving and electric meter.

LOUNGE:

Double aspect with double glazed windows to front over looking communal gardens and double glazed window to side, slimline electric wall heater with booster control, wall mounted electric fire. Carpet, emergency pull cord. Multipaned glazed door leading to:

KITCHEN:

Double glazed window to side over looking Glen View. Fitted with a range of wall and floor cupboards, stainless steel sink and drainer with easy grip mixer taps, work surfaces, built in electric hob with extractor hood above and separate AEG fan oven built in to housing unit. Electric fan heater. Emergency fan heater.

BEDROOM:

Double glazed window overlooking communal gardens. Built in wardrobe with ample hanging ans shelving space. Electric slim line heater, emergency pull cord.

BATHROOM/WET ROOM:

White suite including panelled bath, vanity wash basin, walk in shower area and low level w.c. Electric heated towel rail, electric fan heater, emergency pull cord.

COMMUNAL GARDENS:

Well kept communal gardens surround the building and are maintained by the management company.

TENURE:
Leasehold:
Lease Term: 125 years from 1 May 2007
Term Remaining: 109 years

We understand the service charge is is £8371.48 p.a and the ground rent is £435 per annum.

LOCAL AUTHORITY:
Gravesham Borough Council

Council Tax Band D - £2,294.16

SERVICES:
Mains Electricity, Mains Water, Mains Drainage

LAND SEARCH
There are 12 local land charges for your search area.
Your free search reference is: 3589960

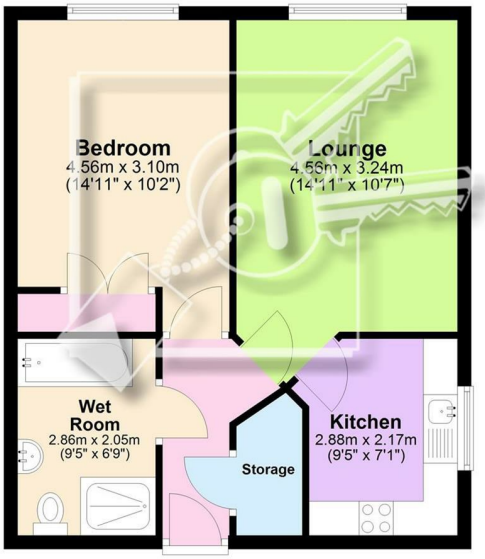
IDENTITY VERIFICATION / CUSTOMER DUE DILIGENCE FEE
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

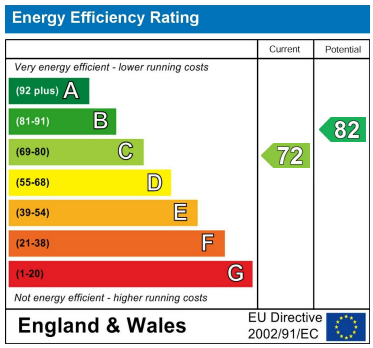
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

Fifth Floor





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