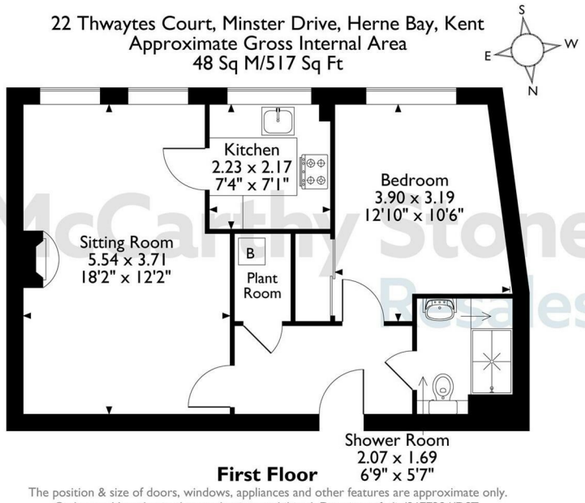
Excellent

Trustpilot

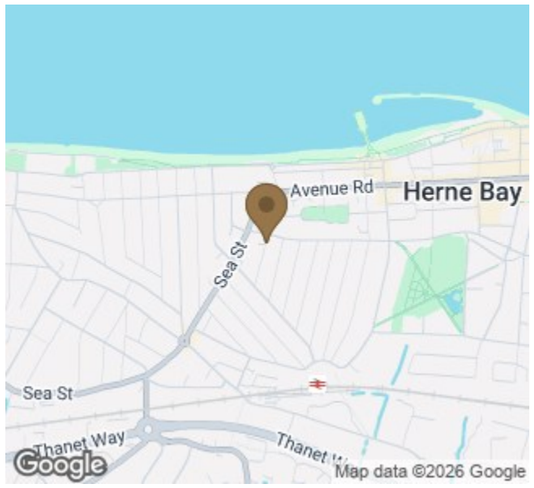
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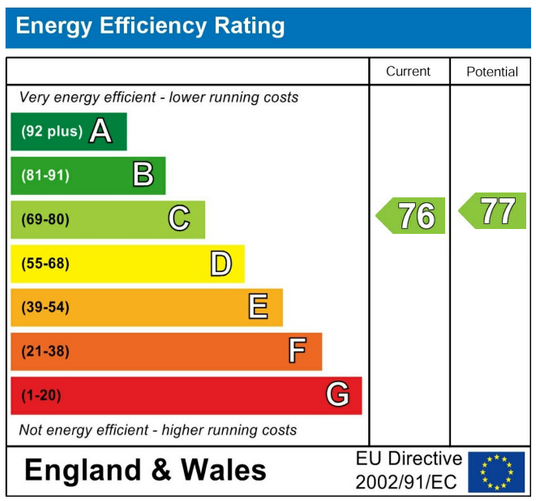
22 Thwaytes Court, Minster Drive, Herne Bay, Kent
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







22 Thwaytes Court

Minster Drive, Herne Bay, CT6 8BF

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Thwaytes Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A one bedroom retirement apartment located on the first floor
- South facing offering ample light throughout
- 24 hour emergency call system
- Communal lounge where social events take place
- Guest suite for family or friends
- Laundry room
- Mobility scooter store
- Landscaped gardens
- Off street car parking
- Close to local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Thwaytes Court, Herne Bay

1 | 1 | Asking price £140,000

Development Overview

Thwaytes Court is in the seaside town of Herne Bay, situated on the Kent coast in the district of Canterbury. The seaside town of Herne Bay is a hive of activity the High Street is a short distance from the development. Here you will find many local amenites to cater for your every day needs including supermarkets, a pharmacy, newsagents, Post Office and cafes. This purpose built McCarthy & Stone development of 55 one and two bedroom Retirement Living apartments.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

Property Overview

A beautifully bright, south facing, one-bedroom, first floor retirement apartment, offering modern, low-maintenance living. The property incudes a bight and spcaious living room with ample light, providing a comfortable and welcoming space. The partly glazed door opens to a modern contemporary kitchen that is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The large double bedroom benefits from having a walk-in wardrobe offering excellent storage while the modern shower room is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard adding to the apartment's excellent practicality.

Social Lifestyle

The Communal Lounge is at the heart of the community at Thwaytes Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Thwaytes Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Service Charge (Breakdown)

- House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £3,054.49 until the financial year ending 31/03/2027, the service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 year lease from 2011
Ground Rent: £425 p.a.
Ground Rent: review: Jan 2030
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













