



22 Goodwin Lodge, Ark Lane

Guide Price £230,000

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## 22 Goodwin Lodge, Ark Lane

We are pleased to offer this almost new well-presented one-bedroom first-floor retirement apartment, featuring lift service, and a Juliet balcony overlooking the gardens. The apartment offers deceptively spacious accommodation, including a generous lounge/diner with feature fireplace, a fully fitted kitchen with integrated appliances, a double bedroom with walk-in wardrobe, and a modern shower room. Additional benefits include a hallway storage cupboard and heating included within the service charge.

Goodwin Lodge is a well-managed retirement development of 41 apartments, ideally located just a short distance from Deal seafront, pier and town centre amenities. Residents benefit from an onsite Lodge Manager, Owners' Lounge with regular social events, guest suite accommodation, and comprehensive security including a 24-hour Careline system. At least one resident must be over 60 (second resident over 55).

### Key information:

Service Charge: approx £3,131.82 p.a.

Ground Rent: £575 p.a.

Council Tax: Band B

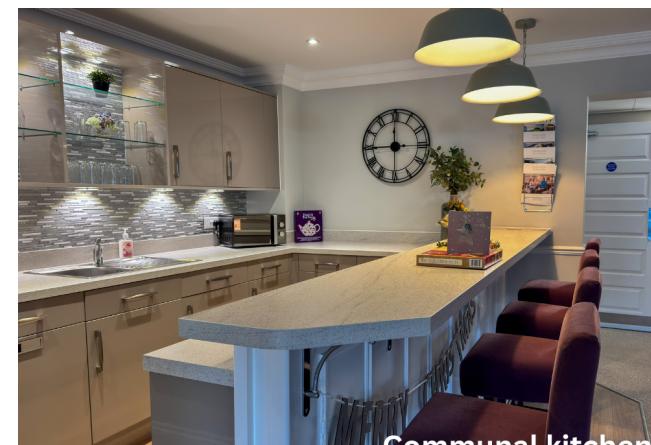
Lease: 999 years from May 2019

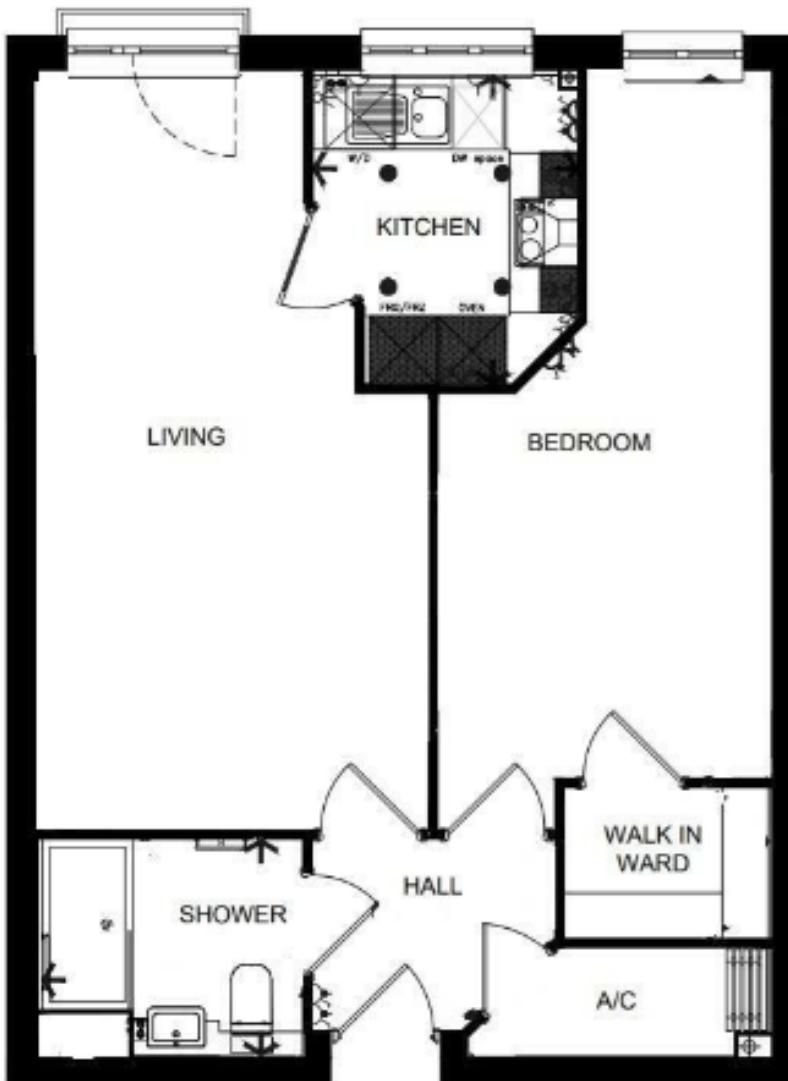
Pets subject to approval











Living	Width 11'-1" [3375]	max	Length 21'-9" [6630] max
Kitchen	Width 7'-8" [2325]	max	Length 8'-11" [2715] max
Shower Room	Width 6'-3" [1900]	max	Length 7'-6" [2285] max
Bedroom	Width 9'-5" [2880]	max	Length 20'-3" [6170] max
Walk in Wardrobe	Width 5'-11" [1795]	max	Length 4'-4" [1330] max

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