



TMS

ESTATE AGENTS



Dickens Lodge Wealdhurst Park, Broadstairs, CT10 2DY

Offers In The Region Of £140,000



- 1 Bedroom Ground Floor Apartment
- Retirement property
- Communal Lounge & Laundry
- EPC - / Council Tax - B
- Lodge Manager on site 5 days per week

- No Chain
- Over 60's
- Guest Suite is available for friends & family.
- Car Parking and Communal Gardens
- Close to Westwood Cross & Asda



1 BEDROOM GROUND FLOOR APARTMENT ~ RETIRMENT RESIDENCE ~ OVER 60'S

TMS ESTATE AGENTS are delighted to offer this well presented and spacious 1 bedroom ground floor retirement apartment in the sought after Dickens Lodge Estate, Broadstairs.

The apartment enjoys a spacious entrance hall with large walk in storage cupboard, the lounge is almost 20' and has a door which opens directly to the front of the development, you can sit out on the small patio and enjoy your morning coffee. The kitchen is off the lounge and has a built in eye level oven and electric hob with extractor. The bedroom is a double room and has fitted mirror wardrobes and there is a modern wet room with electric shower.

The apartment also benefits from double glazing and electric heating and an intruder alarm system.

The prestigious and stylish development comprises of 32 properties arranged over three floors and is perfectly situated within close walking distance of local shops and amenities and close to Westwood Cross retail park and Broadstairs itself. The closest Supermarket is Asda just 0.06 miles away

There is a communal lounge where regular events are arranged, there are communal gardens to enjoy and also parking on a first come first served basis.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Dickens Lodge which is managed by Churchill Estates Management is a sought after development. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team.

Call TMS Estate Agents today to book your viewing

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE

19'11" x 10'8" (6.08 x 3.26)

KITCHEN

8'7" x 7'7" (2.63 x 2.33)

BEDROOM

13'8" x 8'11" (4.18 x 2.72)

WET ROOM

6'4" x 5'6" (1.95 x 1.68)

EXTERNAL

COMMUNAL GARDEN & PARKING

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT

per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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