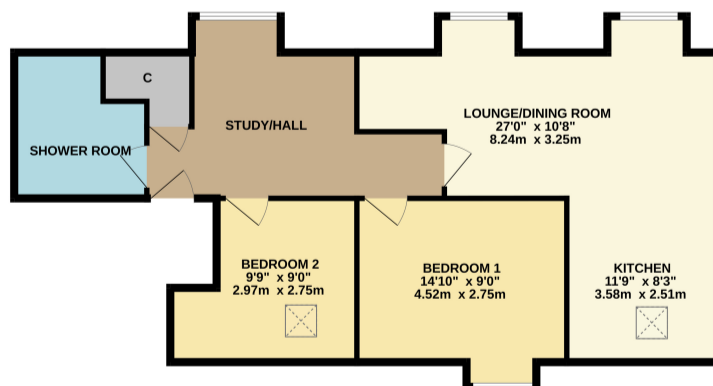




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The layout, fixtures and appliances shown here are not to be taken as a guarantee as to their operability or efficiency at the time.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

6 Lakeside Place, Chapel Road, Hothfield, Ashford, Kent. TN25 4LN.

£250,000 Leasehold



## Property Summary

"This apartment has a lovely feel and offers fantastic views of the grounds". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this top floor apartment located in the increasingly popular Lakeside retirement village which sits on its private estate of seventeen acres on the edge of Hothfield village.

This development is age restricted to over 55's and is superbly located to access the M20 via junction 8 or 9 from the A20 as well as the mainline railway station from Charing and high speed to London and the continent from Ashford International.

Within the Lakeside community there are a wealth of facilities and amenities on offer as well as onsite wardens and 24 hour emergency call system for each apartment.

The property comprises of a locked entry communal door with stairs leading to the apartment front door. There is a large entrance hall/study area, two double bedrooms, bathroom and open plan living/kitchen dining room. There is also a communal parking area.

This retirement home is also subject to a lease which is 999 years from 2001 as well as a service charge and ground rent which is currently approximately £4000 per annum.

## Features

- Top Floor Two Bedroom Apartment
- Over 55's Retirement Development
- Wealth Of Amenities & Facilities Onsite
- Council Tax Band B
- Beautiful Grounds
- Communal Parking
- EPC Rating: D

### Ground Floor

#### Main Front Door With Access To Second Floor

### Second Floor

#### Inner Front Door To

#### Hall/Study

Double glazed window to rear. Hatch to loft access. Electric radiator. Storage cupboard with electric boiler. Wall mounted consumer unit.

#### Kitchen

Double glazed Velux window to front. Range of base and wall units. Sink and drainer. Integrated electric hob and extractor over. Built in fridge/freezer. Space for washing machine. Localised tiling.

#### Lounge/Dining Area

Two sets of double glazed windows to rear. BT & TV point. Two electric radiators.

### Bedroom One

Double glazed window to front. Electric radiator. TV point.

### Bedroom Two

Double glazed Velux window to front. Electric radiator.

### Bathroom

White suite comprising of low level WC, wash hand basin and double shower cubicle with glass screen. Chrome heated towel rail. Localised tiling. Extractor.

### Exterior

### Parking

Communal parking available.

### Facilities

This retirement development offers onsite facilities to include manicured garden, private lake, library, restaurant, allotments and weekday duty managers.