



4 Wentworth Close, Station Road, Lyminge, Folkestone, Kent, CT18 8LZ

Guide Price £135,000

EPC RATING:

Ground Floor  
Retirement  
Apartment

**A ground floor self contained retirement apartment situated in the popular village of Lyminge, which is close to amenities and benefits from a thriving community. Accommodation Comprises: Covered entrance, hallway, living/dining room with patio doors, fitted kitchen, bedroom & bath/shower room/WC. There is a parking area for the residents and pleasing communal gardens. NO CHAIN! EPC RATING =**



#### **Situation**

This property is located in 'Wentworth Close' on 'Station Road' in the village. Lyminge offers amenities including; Post Office and Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and Age UK. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

#### **Ground Floor**

**Covered entrance**

**Entrance hall**

**Living/dining room**

11' 11" x 11' 9" (3.63m x 3.58m)

**Kitchen**

9' 0" x 5' 11" (2.74m x 1.80m)

**Shower/bathroom/WC**



### Additional information

#### SERVICE CHARGE

£188.89 per calendar month which includes: All external maintenance and gardening, external window cleaner, daily scheme on Site Manager, 24 hour pull cord system, laundry facilities communal lounge, laundry room and kitchen area.

#### GROUND RENT

Currently £5.83 per calendar month but subject to increase every 10 years from Lease commencement date.

#### LEASE

62 years remaining

#### AGE RESTRICTIONS

Minimum ages for occupation 63 for a male resident/purchaser 58 for a female resident/purchaser.

#### CLAWBACK

Sanctuary Housing Association has a clawback of 30% of any increase in the amount of the purchase price over the Leaseholder's acquisition price or 1% of the said purchase price actually received by the Leaseholder. (whichever sum is greater)

#### Agents note

Prospective purchasers will need to be interviewed by the Scheme Manager before a sale can proceed.

#### Heating

Electric

#### Council Tax Band

Folkestone And Hythe (Band B)



Approximate Gross Internal Area (Excluding Shared Storage) = 46 sq m / 495 sq ft

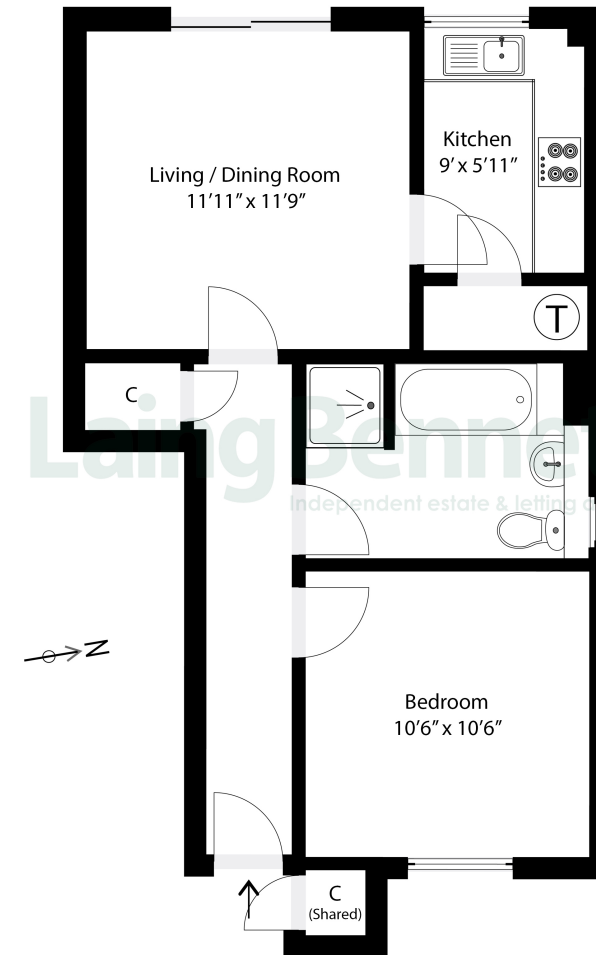


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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