

**Laing
Bennett**
Residential sales

3 Wentworth Close, Lyminge, Folkestone, Kent, CT18 8LZ

Guide Price £139,950

EPC RATING: C

Immaculately
Presented
Apartment

An immaculately presented two bedroom first floor retirement apartment, situated in a sought after development in the village of Lyminge. The accommodation comprises: entrance hall, landing, living/dining room, modern kitchen, two bedrooms and a luxurious bathroom. Communal garden areas, residents lounge, laundry and parking. This apartment has been lovingly refurbished by the current owners. 65 years remaining on the lease. EPC RATING = C



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.

The accommodation comprises:

Ground floor

Storm porch

Partly glazed entrance door to:

Entrance hall

Staircase to first floor - Cloak hooks

First floor

Landing

Entrance telephone - Emergency pull cord control panel - Loft hatch to loft space which has boarding and light - storage heater - Doors to:

Living/dining room

11'11" x 11'9" (3.63m x 3.58m) Rear aspect - UPVC double glazed window - Electric wood burner style fireplace with surround and Oak mantel - Night storage heater - TV and telephone points - Emergency pull cord - Coved ceiling - Door to:

Kitchen

9'0" x 5'11" (2.74m x 1.80m) Rear aspect - UPVC double glazed window - An upgraded and modern white fronted range of white fronted kitchen units, comprising cupboards and drawers with work surface incorporating stainless steel sink - Matching wall cabinets - Built in electric oven, four ring ceramic hob - Part wall tiling - Space for fridge freezer and dishwasher - wall heater - Doorway to storage/airing cupboard with shelving and housing hot water cylinder

Bedroom one

10'7" x 10'5" (3.23m x 3.18m) Front aspect - UPVC double glazed window - TV and telephone points - Emergency pull cord - Coved ceiling

Bedroom two

8'8" x 7'6" (2.64m x 2.29m) Front aspect - UPVC double glazed window - Walk in wardrobe/cupboard - storage heater - Coved ceiling

Bathroom

10'6" x 7'2" (3.20m x 2.18m) A matching white suite comprising low level WC, wash hand basin with vanity cupboard under, bath with chrome mixer tap with shower attachment and separate tiled shower cubicle with mains shower unit - wall heater - Part wall tiling - Wall cabinet, mirror front with light - Emergency pull cord

Outside

Communal gardens, washing lines and parking

Communal lounge and laundry

Additional Information

SERVICE CHARGE

£174.55 per calendar month (£2,094.60 PA) which includes: All external maintenance and gardening, external window cleaner, daily scheme on Site Manager, 24 hour pull cord system, laundry facilities communal lounge and kitchen area.

GROUND RENT

Currently £69.96 per annum but subject to increase every 10 years from Lease commencement date.

LEASE

The remaining 62 years of a 99 years starting from 1987

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

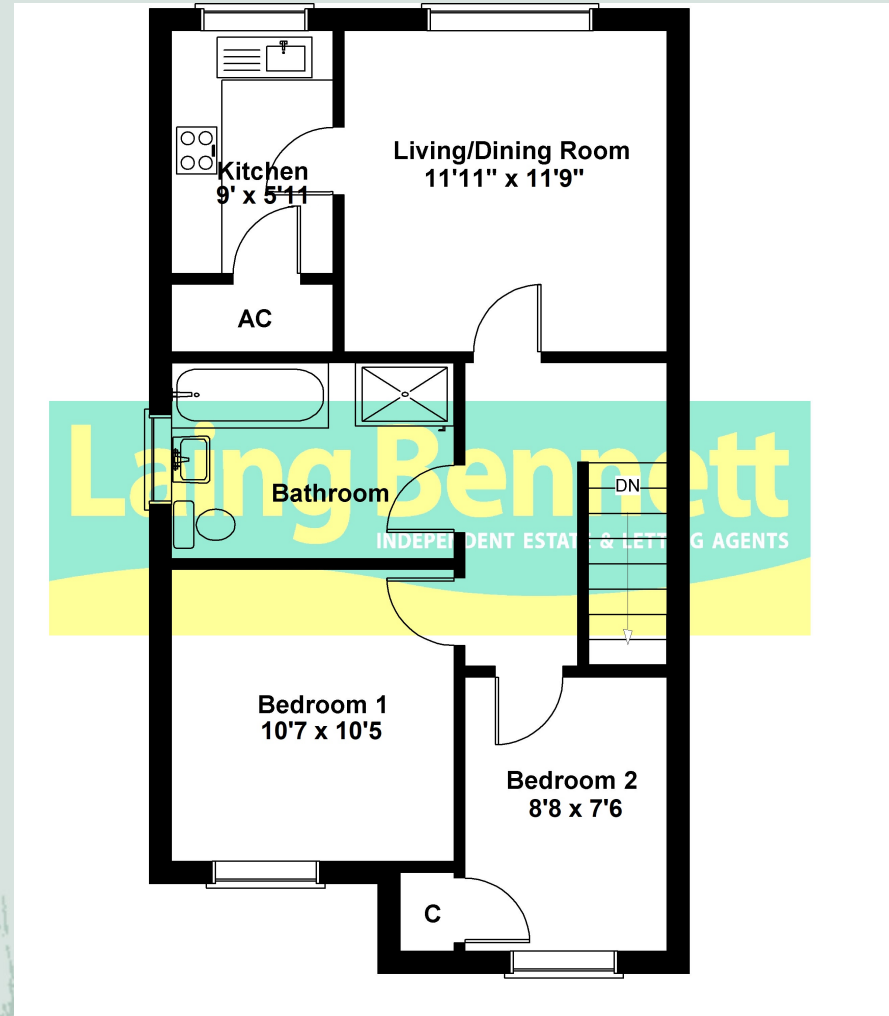
Prospective purchasers will need to be interviewed by the Scheme Manager before a sale can proceed.

Council Tax Band

Folkestone & Hythe District Council - Band B

Heating

Electric



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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