





A beautifully presented ground floor self contained retirement apartment situated in the heart of the village of the picturesque village of Elham, which is close to amenities and benefits from a thriving community. Accommodation Comprises: Porch, hallway, living/dining room with patio doors, modern fitted kitchen with integral appliances, bedroom with fitted wardrobe & recently installed stylish shower room/WC. There is a parking area for the residents and delightful communal gardens. EPC Rating = D

Guide Price £135,000

Tenure Leasehold

Property Type Retirement Property

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Residents parking area

Heating Electric

EPC Rating D

Council Tax Band B

Folkestone And Hythe District Council



Situation

This property is situated in Pound Lane in the picturesque village of Elham, which offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, Three public houses to choose from including the recently Refurbished Kings Arms which has been transformed inside and out offering quality food and drink to the villagers and its visitors. 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. Regular bus services to Canterbury and Folkestone via surrounding villages.

Covered entrance

Entrance hall

Living/dining room

13' 5" x 12' 0" (4.09m x 3.66m)

Kitchen

8' 9" x 6' 0" (2.67m x 1.83m)

Shower room/WC

Outside

Attractive communal gardens

Use of an external storage cupboard (shared with No.2)

Parking area for residents

Additional information

SERVICE CHARGE = £183.06 per calendar month (2,196.72 PA) which includes: All external maintenance and gardening, external window cleaner, Scheme Manager, 24 hour pull cord system

GROUND RENT = £5.83 per calendar month (£69.96 PA) subject to increase every 10 years from Lease commencement date.

Lease

The remaining balance of a 99 years starting from 1987 (Approx 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)



Approximate Gross Internal Area (Excluding External Cupboard) = 47 sq m / 510 sq ft

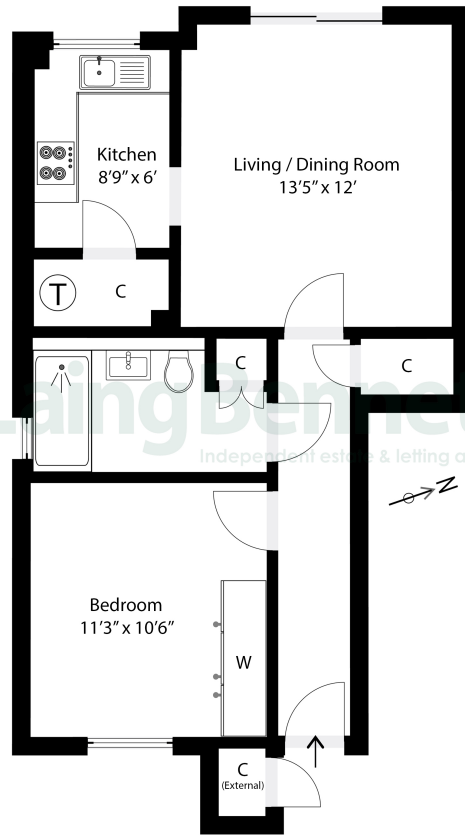
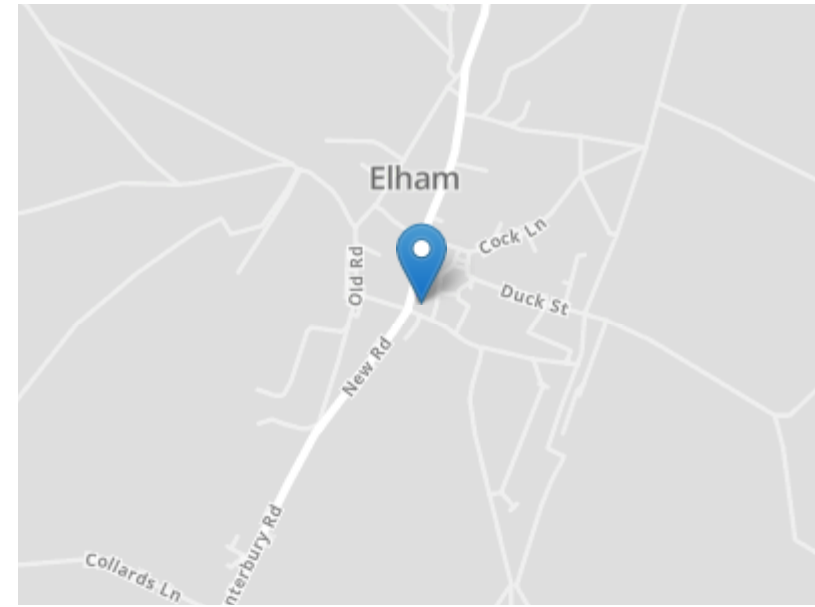


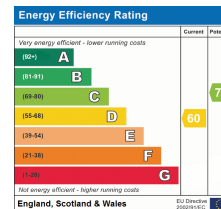
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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