



Two Bedroom Retirement Property
Dove Close, Chatham, Kent, ME5 7PX

£110,000
Leasehold

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Description

Offered chain free to the market is this two-bedroom retirement apartment situated just outside the popular village of Walderslade. This apartment is within walking distance to many amenities, with Morrisons supermarket, takeaway shops, Doctors Surgery, Chemists etc just a stone's throw away. Offered with a 75% share, this apartment is perfect for leisurely retirement, with beautiful gardens and a Residents Library on site, you will never find yourself bored. The property has double glazing throughout and is heated by electric storage heaters. In bedroom 1 you will find a fitted wardrobe and there is plenty of storage available in this property with a large loft space on offer. A secure intercom system is in place to all the flats always ensuring resident safety including a 24-Hour emergency call system in all apartments. You will also find a resident's lounge with kitchen for when you need a larger space to entertain or socialise with other residents and a washroom with state-of-the-art washing machines and dryers for all your laundry needs. There is a shared carpark in the grounds for the use of residents and guests. The development is located on a direct bus route between Walderslade Village and Chatham Town Centre. There is a regular service 7 days a week. Call the Sales team today to arrange your viewing!

Please note: To purchase you have to be 55 years or older and able to assist yourself and does not require care or full time assistance.

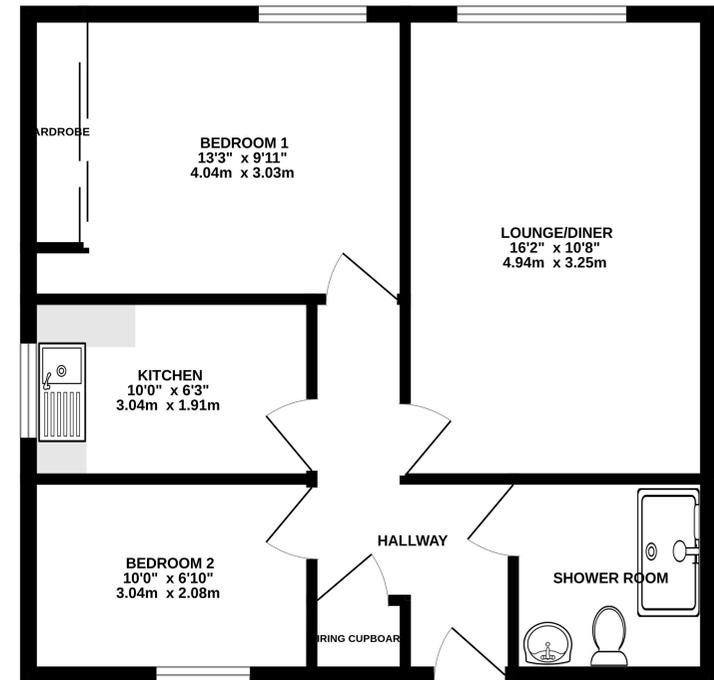
Key Features

- Lots of Natural light
- Good size rooms
- Quiet location
- Chain free
- Over 55's

Local Area

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

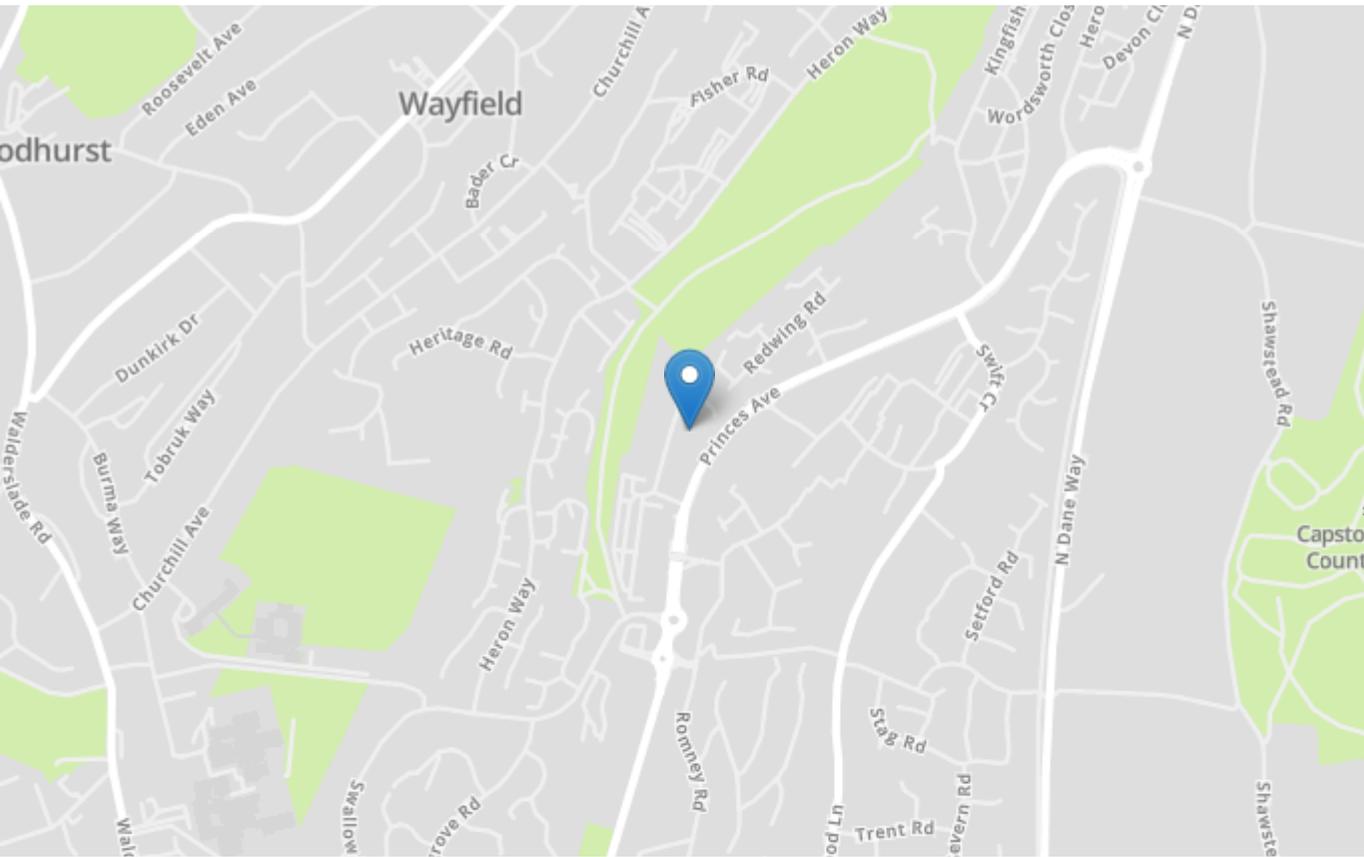


TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Tenure

Leasehold

Lease Term

99 years from June 1987

Ground Rent

N/A

Service Charge

£2825.88 per annum

Local Authority

Medway council

Council Tax

Band A

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent

ME5 9LR

Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS

Tel: 01634 377737 Email:
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Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.