



A modern well 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, fitted kitchen, bedroom & shower room/WC. There is a parking area for the residents and delightful communal gardens. NO CHAIN! EPC RATING = D



Guide Price £135,000

Tenure Leasehold

Property Type Ground Floor Flat

Receptions 1

Bedrooms 1

Bathrooms 1

Parking Residents parking area

Heating Electric

EPC Rating D

The accommodation comprises

Covered porch

Entrance hall

Living room

13' 4" x 12' 0" (4.06m x 3.66m)

Kitchen

9' 0" x 6' 1" (2.74m x 1.85m)

Bedroom

Shower room/WC

Outside

Attractive communal gardens

Use of an external storage cupboard (shared with No.4)

Parking area for residents

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

Currently £69.96 per annum but 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) = 48 sq m / 513 sq ft

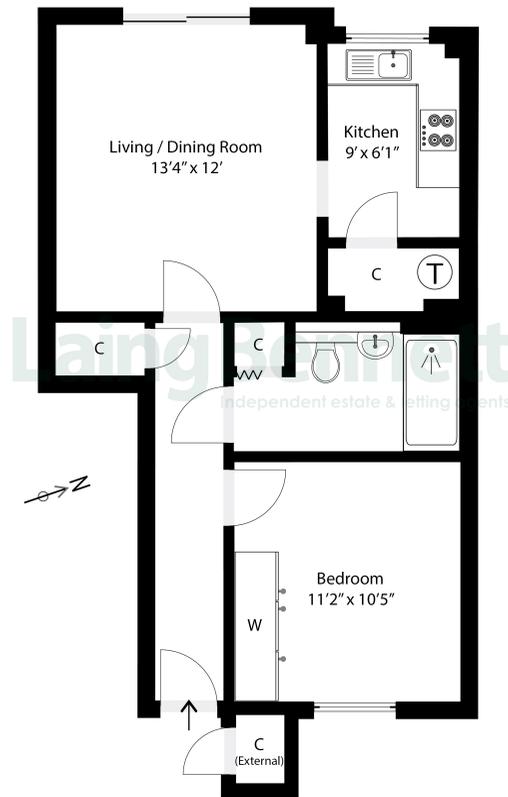
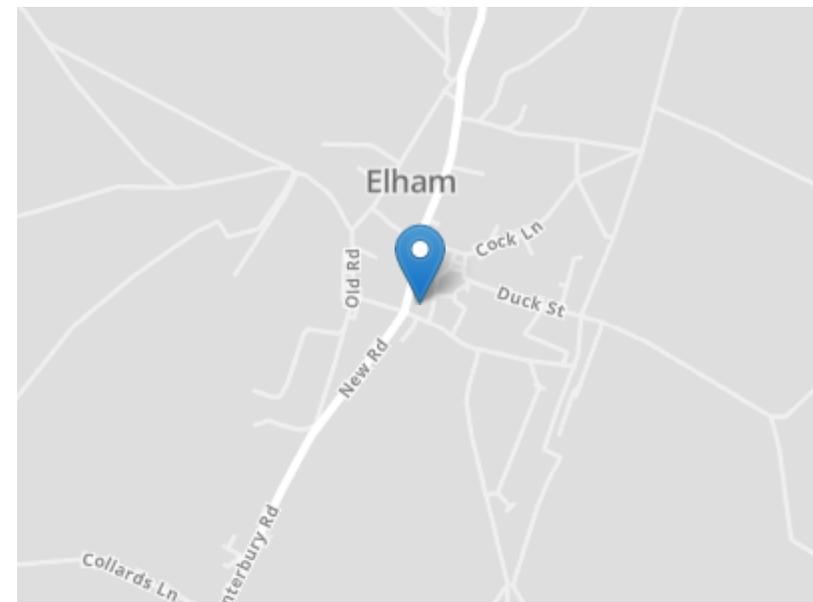


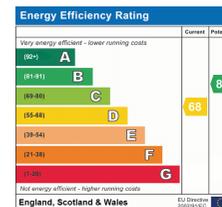
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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