



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

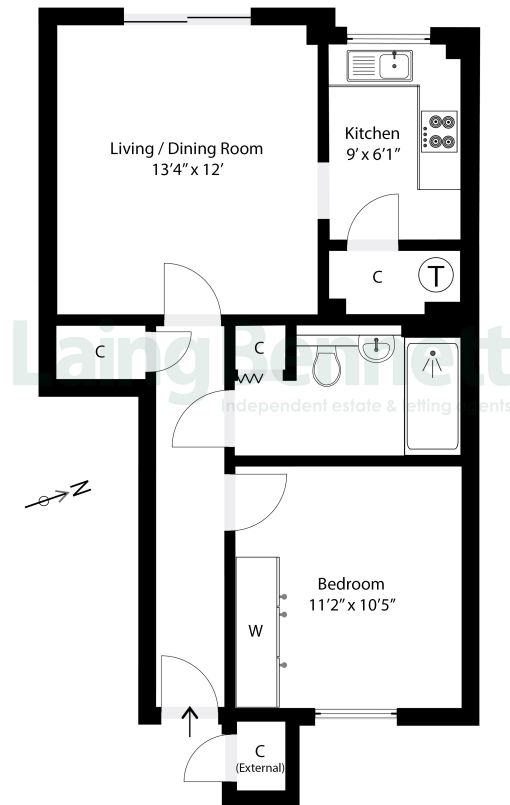
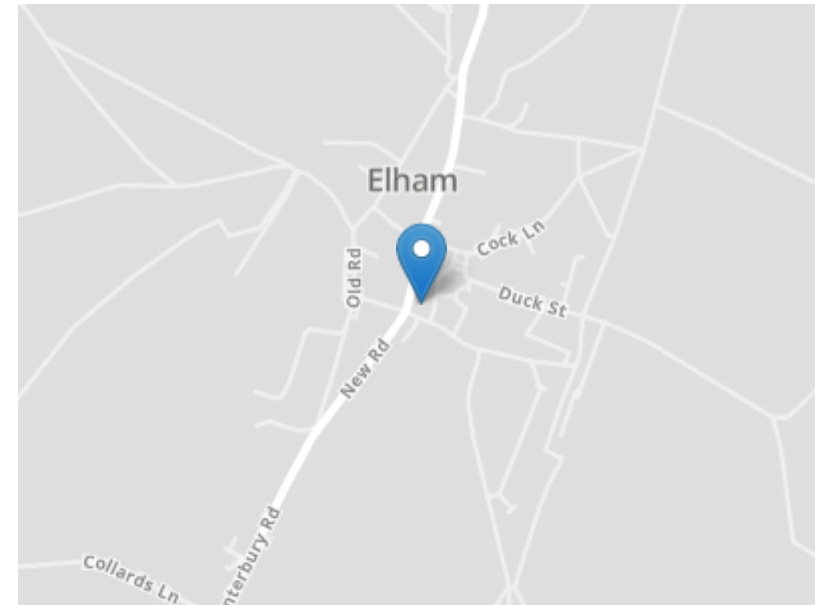


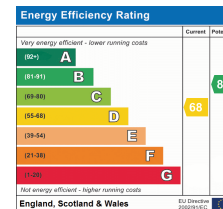
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

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