

34 Springwood Court

Church Road, New Romney, Kent, TN28 8TY



PRICE: £110,000

Lease: 125 years from 1989

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

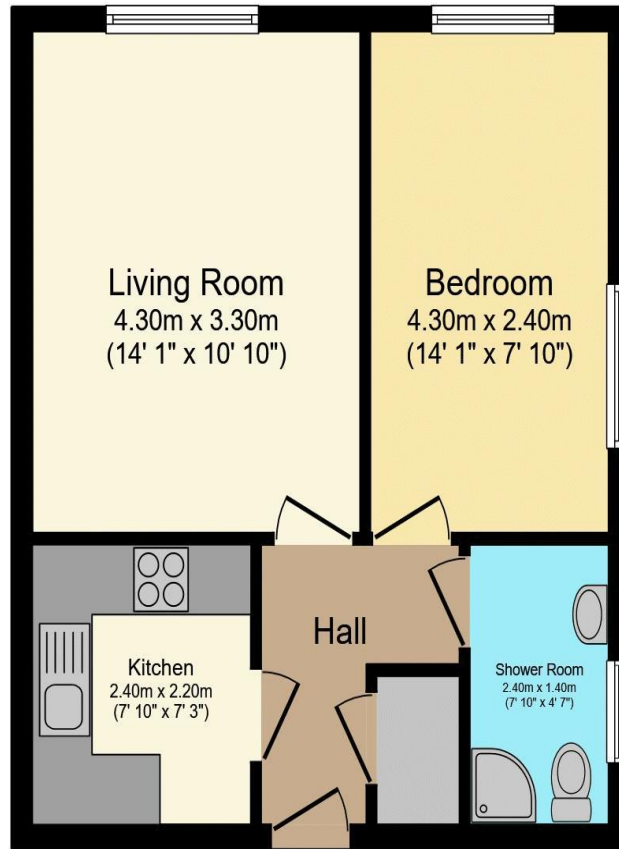
An opportunity to purchase this one bedroom second floor flat for over 55's with no onward chain. Springwood Court is close to New Romney High Street and has a development manager. The flat can be accessed through the main building. Kitchen with range of wall and base units, hob with extractor hood over, eye level oven, spaces for fridge and washing machine. Bedrooms and shower room. Double glazing and electric heating. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Kitchen
- ❖ Minimum Age 55

❖ Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 39.4 m² (424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(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	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£426.90

Ground Rent Period Review:

2029

Annual Service Charge:

£3066.71

Council Tax Band:

B

Event Fees:

0% Transfer

0.5% Contingency

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