

Britain's Number One Retirement Property Specialist

18 Darwin Court

Harold Road, Margate, Kent, CT9 2JX







PRICE: £68,000 Lease: 125 years from 2006

Property Description:

A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE **FIRST FLOOR**

Darwin Court, McCarthy & Stone's Assisted Living development of one- and two-bedroom apartments offers residents the prospect of continued independence in a secure environment. Darwin Court comprises 73 properties arranged over 4 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24-hour coverage. One hour a week of domestic help is provided for the residents in each apartment (included in the service charge). Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 60 years or 60/55 if a couple. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Estate manager and assistants (24 hour cover)
- * Residents' lounge, Function room and Restaurant with waitress service
- Communal car parking and landscaped gardens

- Wheelchair accessible and battery car
- Guest suite and emergency call system
- Minimum Age 60
- ❖ Lease: 125 years from 2006



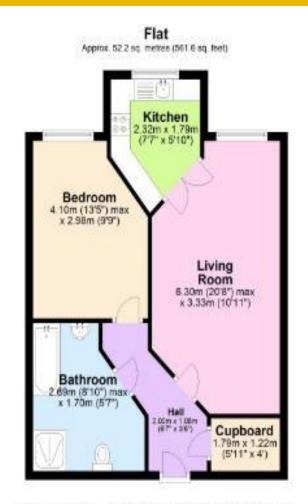




For more details or to make an appointment to view, please contact **Mandy Bolwell**

Visit us at retirementhomesearch.co.uk

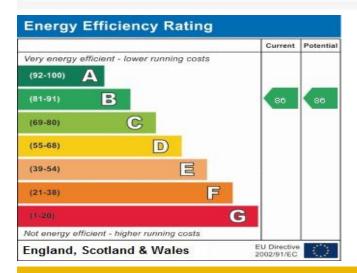




Total area: approx. 52.2 sq. metres (561.6 sq. feet)

This floor plan is for flushrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary were and littohen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any corresponded loss arising from the use of this plan. Reproduced under from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanLip.



For Financial Year Ending:

31/8/24
Annual Ground Rent:

£405.00

Ground Rent Period Review:

2029

Annual Service Charge:

£7,668.28

Council Tax Band:

В

Event Fees:

1% Transfer 1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office: Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR Registered in England No. 3829469





These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.