

72 Dickens Court

Harold Road, Margate, Kent, CT9 2HN



PRICE: £100,000

Lease: 125 years from 2006

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FOURTH FLOOR Dickens Court comprises 72 properties arranged over 5 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency CENTRA call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager
Communal Lounge & Communal Gardens
Guest Suite

Minimum age 60
24 hour CENTRA emergency system
Laundry Room
Lease : 125 years from 2006

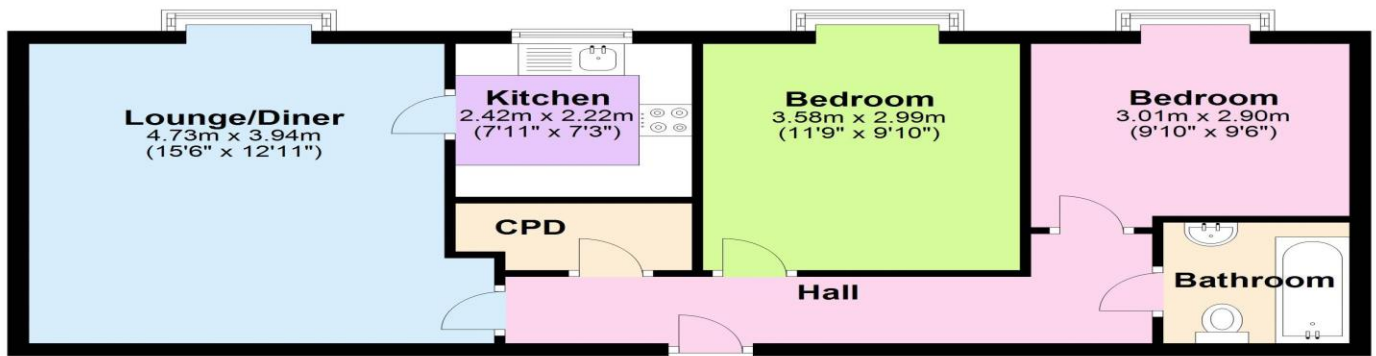
Lift to all Floors



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

Floor Plan

Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 59.8 sq. metres (644.2 sq. feet)

This floor plan is for illustrative 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 ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(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:

28/02/2022

Annual Ground Rent:

£460.00

Ground Rent Period Review:

TBC

Annual Service Charge:

£TBC

Council Tax Band:

C

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.