

## 23 Roman Court (Edenbridge)

High Street, Edenbridge, Kent, TN8 5LW



**PRICE: £90,000**

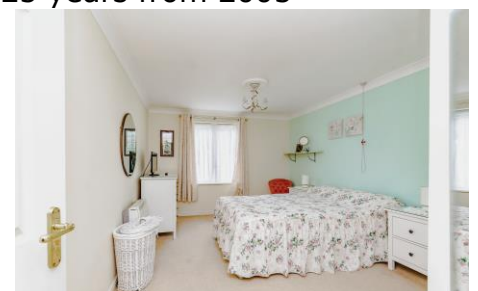
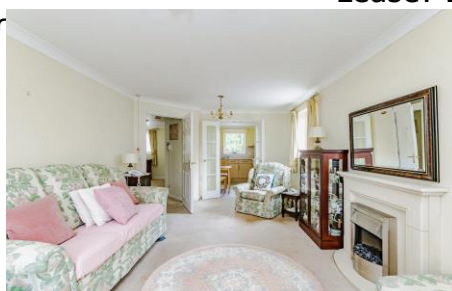
**Lease: 125 years from 2005**

### Property Description:

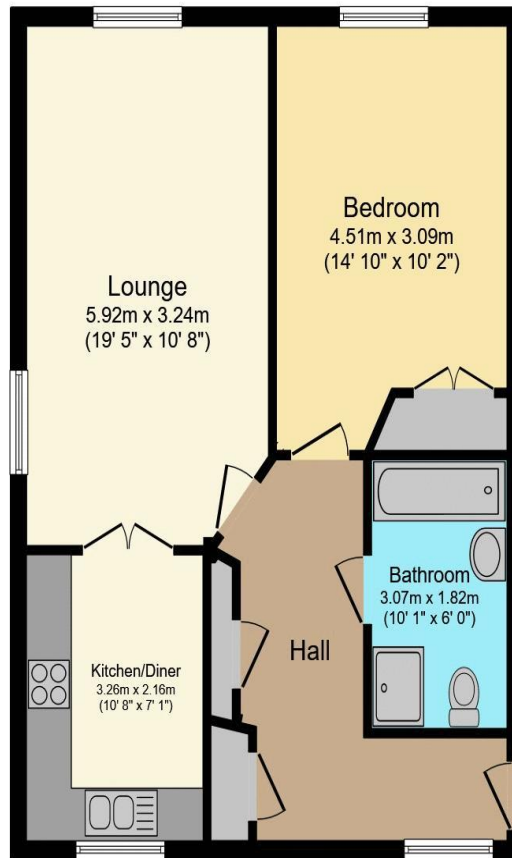
#### **A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

Roman Court, McCarthy & Stone's Assisted Living development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Roman Court comprises 52 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 65 years.

- Estate manager and assistants (24-hour cover)
- Residents' lounge, Function room and Restaurant
- Communal car parking and landscaped gardens
- Minimum Age 65
- Wheelchair accessible and battery car store
- Appello emergency call system and Security video camera entry system
- Lease: 125 years from 2005



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



Total floor area 59.6 sq.m. (642 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) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£405.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£10,145.92**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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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.