

58 Nelson Court

Glen View, Gravesend, Kent, DA12 1PL



PRICE: £87,500

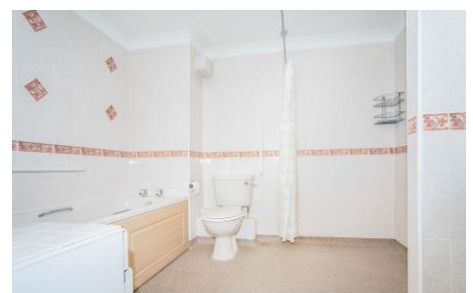
Lease: 125 years from 2007

Property Description:

A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FOURTH FLOOR

Nelson Court, McCarthy & Stone's Assisted Living development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Nelson Court comprises 61 properties arranged over 5 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
- Communal car parking and landscaped gardens
- Guest suite, laundry room and domestic assistance
- Minimum Age 60
- Security video camera entry and emergency call system
- Wheelchair accessible and battery car store
- Lease : 125 years from 2007
- Intruder and smoke alarm in every flat



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



Total area: approx. 50.1 sq. metres (539.3 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.

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	80
(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:

31/08/2024

Annual Ground Rent:

£435.00

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£9603.01

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.