

17 Roman Court

High Street, Edenbridge, Kent, TN8 5LW



PRICE: £210,000

Lease: 125 years from 2005

Property Description:

A TWO 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.

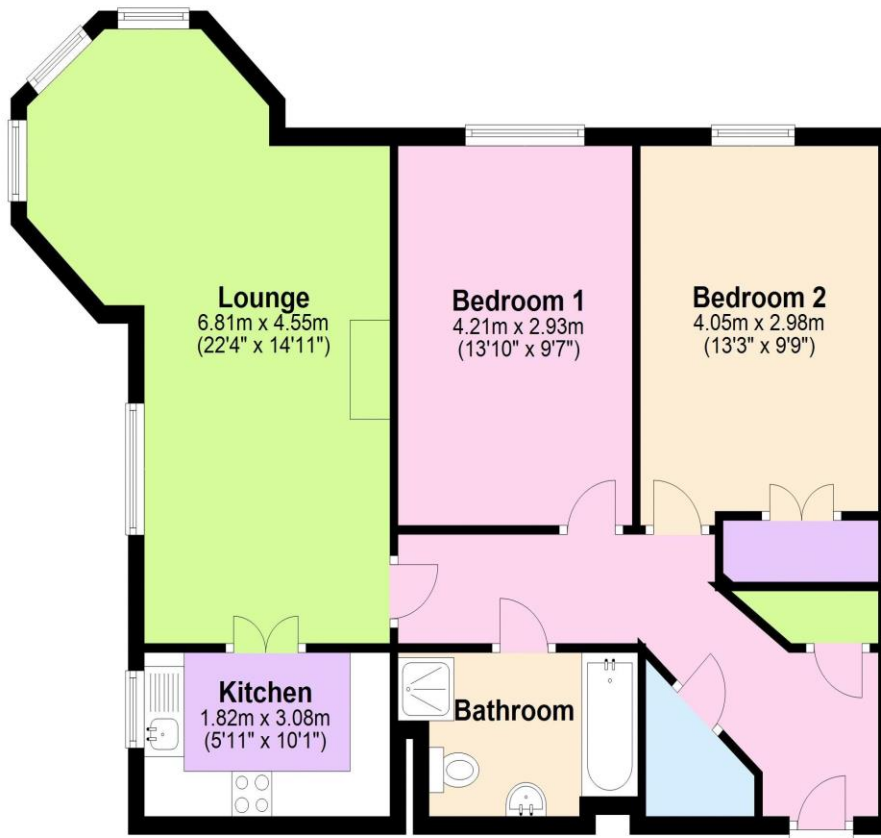
- Estate manager and assistants (24-hour cover)
- Residents' lounge, Function room and Restaurant
- Communal car parking and landscaped gardens
- Minimum Age 65
- Wheelchair accessible and battery car store
- Appello emergency call system and Security video camera entry system
- Lease: 125 years from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



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

Flat

Approx. 72.9 sq. metres (784.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.3 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. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	86
(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:

31/08/2024

Annual Ground Rent:

£475.00

Ground Rent Period Review:

Next uplift 2028

Annual Service Charge:

£13,369.87

Council Tax Band:

E

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.