

**16 Springwood Court**

**Church Road, New Romney, Kent, TN28 8TY**



**Offers in the region of  
£110,000**

**Lease: 125 years from 1989**

**Property Description:**

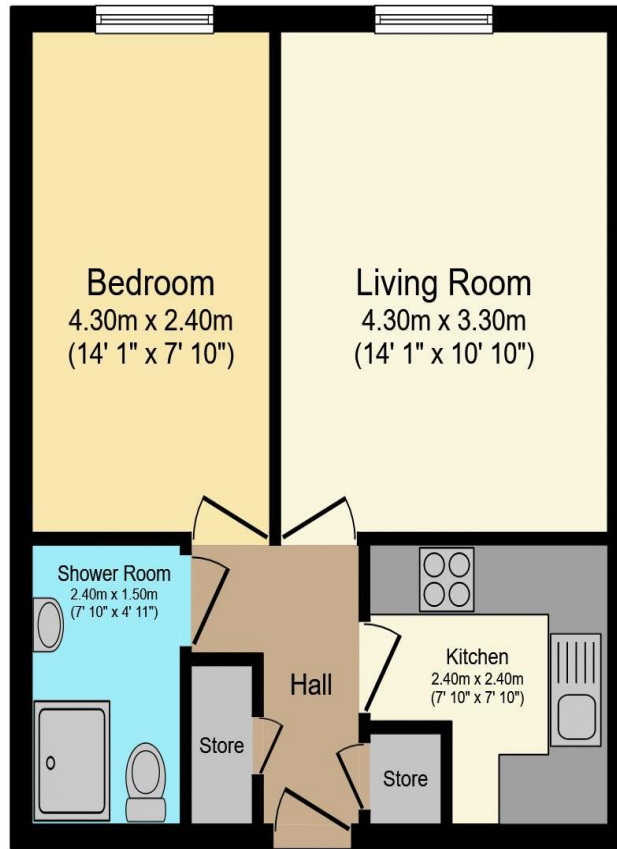
**A FIRST FLOOR, ONE BEDROOM RETIREMENT APARTMENT**

An opportunity to purchase this one bedroom first floor flat for over 55's with no onward chain. Springwood Court is close to New Romney High Street and has a development manager. The flat can be accessed through the main building. Kitchen with range of wall and base units, hob with extractor hood over, eye level oven, spaces for fridge and washing machine. Bedrooms and shower room. Double glazing and electric heating. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Development Manager
- ❖ Minimum Age 55
- ❖ Residents' and Visitors' Parking Available
- ❖ Lift to all floors
- ❖ Lease: 125 years from 1989



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



Total floor area 39.4 m<sup>2</sup> (425 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>		
(69-80)	<b>C</b>	79	83
(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:**

**31/3/25**

**Annual Ground Rent:**

**£426.90**

**Ground Rent Period Review:**

**Next Uplift 2029**

**Annual Service Charge:**

**£3066.71**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**

**0.5% 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.