

## 32 Windsor Court (Ashford)

Hoxton Close, Ashford, Kent, TN23 5LS



**PRICE: £120,000**

**Lease: 125 years from 2006**

### Property Description:

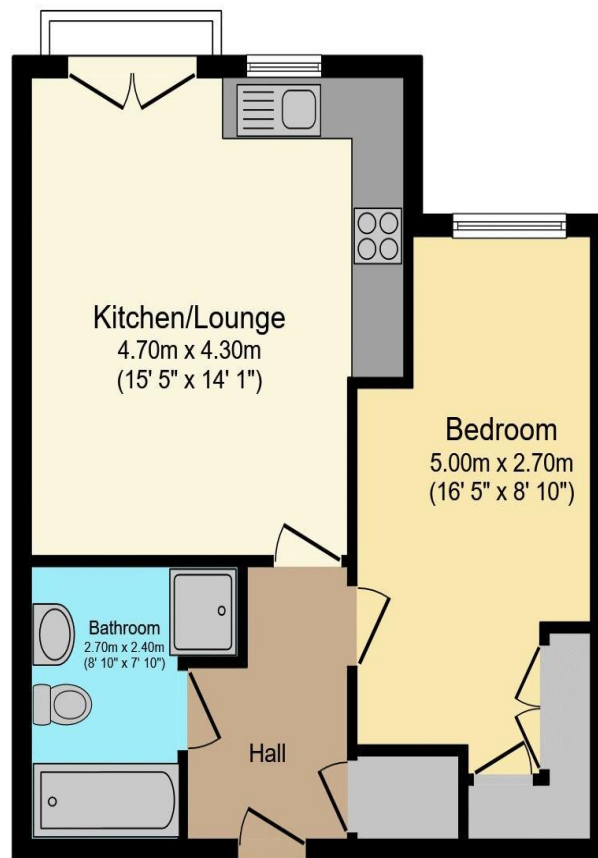
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

Windsor Court was constructed by Great Homes (Developments) Ltd and comprises 46 properties arranged over 3 floors each served by lift. There is a visiting Development Manager and a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents are to be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Visiting Development Manager
- Communal Lounge and Conservatory
- Communal Gardens
- UPVC Double Glazing
- Lift to all floors
- 24 hour Appello call System
- Guest Suite
- Minimum Age 55
- Lease : 125 years from 2006



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



Total floor area 44.9 m<sup>2</sup> (484 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>		85	87
(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:**

**31/3/24**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£3,282.86**

**Council Tax Band:**

**B**

**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.