

# RETIREMENT

# HOMESEARCH

## 30 Lakeside Gardens (Lakeside Village)

Chapel Road, Ashford, Kent, TN25 4LN

Britain's Number One  
Retirement Property Specialist



**PRICE: £328,500**

**Lease: 999 years**

### Property Description:

#### **A RECENTLY REFURBISHED TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH UNINTERRUPTED VIEWS OVER THE LAKE**

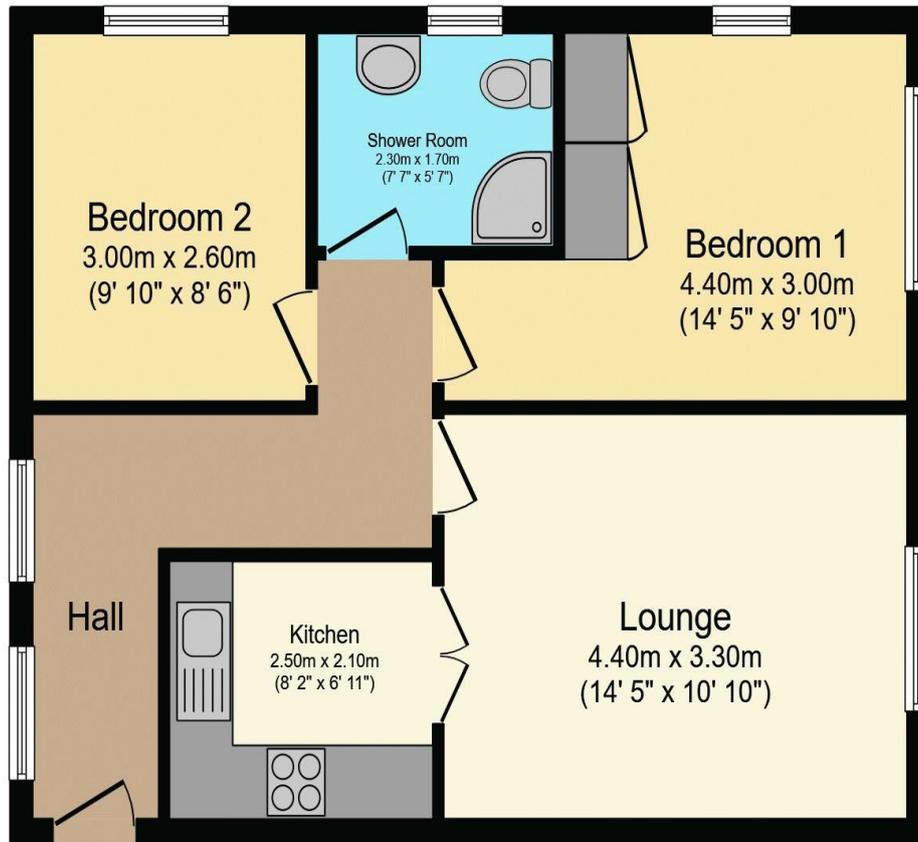
Lakeside Retirement Village is a lovely development that has recently been refurbished. It is set in 17 acres of land that include a wooded area and beautiful lake. It borders Hothfield Common and Nature Reserve, where the Highland Cattle roam free. Lakeside Retirement Village is located approximately 2 miles from Ashford and with close proximity of the M20. The onsite facilities include a full time Duty Manager, three resident lounges, hairdresser, treatment room and a mini bus. Each flat has an emergency call system that operates 24 hours a day. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years.

- Estates Manager
- 24 hour Emergency Call System
- House Keeping
- Guest Suite
- Library
- Mini Bus
- Allotments
- Lease 999 years



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

📞 01425 632218 📧 [Mandy.bolwell@retirementhomesearch.co.uk](mailto:Mandy.bolwell@retirementhomesearch.co.uk)



Total floor area 53.1 sq.m. (572 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>		76
(55-68)	<b>D</b>	62	
(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:**

**TBC**

**Annual Ground Rent:**

**£100.00 PA**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£304.00 PCM**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% 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.