

## 54 Nelson Court

Glen View, Gravesend, Kent, DA12 1PL



**PRICE: £120,000**

**Lease: 125 years from 2007**

### Property Description:

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

Situated within the Assisted Living development at Nelson Court a one bedroom retirement apartment located on the fourth floor (The one floor above the ground floor). The apartment offers a lounge, kitchen with built oven and hob and integrated fridge and freezer, bedroom with built-in wardrobe and a bathroom/wet room. Nelson Court offers residents the prospect of continued independence in a secure environment. There is an estates manager on site 24/7. A restaurant and one hour a week of domestic help is provided for the residents in each apartment (included in the service charge). 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.

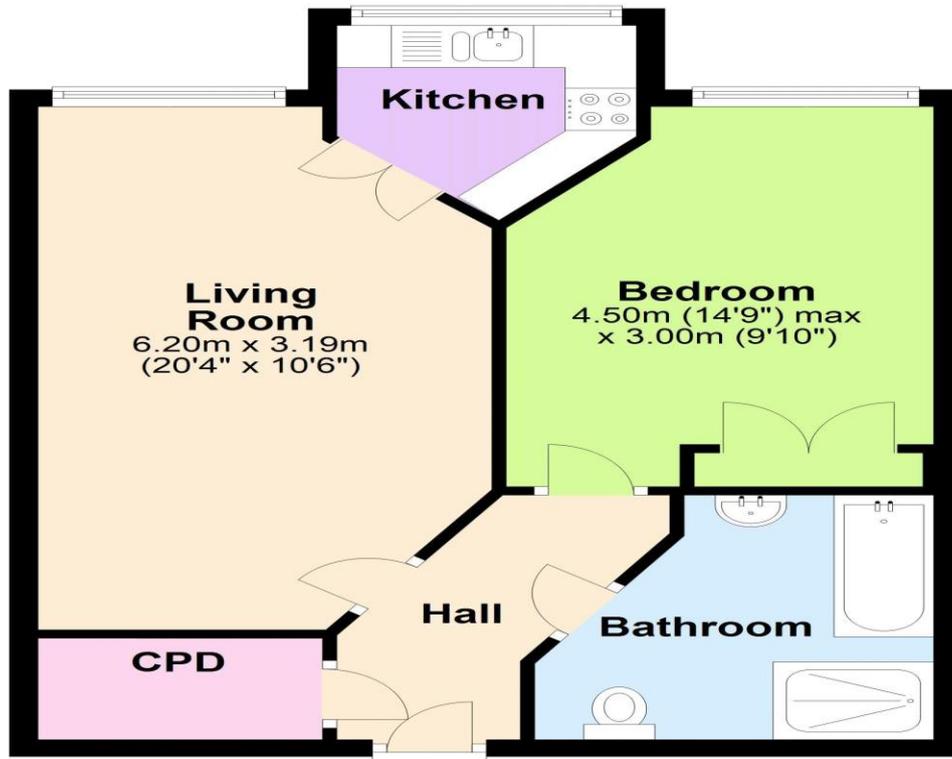
- Estate manager and assistants ( 24 hour cover )
- Residents' lounge, Function room and Restaurant
- Communal car parking and landscaped gardens
- Minimum Age 60
- Security video camera entry and emergency call system
- Wheelchair accessible and battery car store
- Lease 125 years from 2007



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

### Floor Plan

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### For Financial Year Ending:

31/8/24

Annual Ground Rent:

£435.00

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£9,603.01

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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