

## 15 Windsor Court (Ashford)

Hoxton Close, Ashford, Kent, TN23 5LS



**PRICE: £150,000**

**Lease: 125 years from 2006**

### Property Description:

5

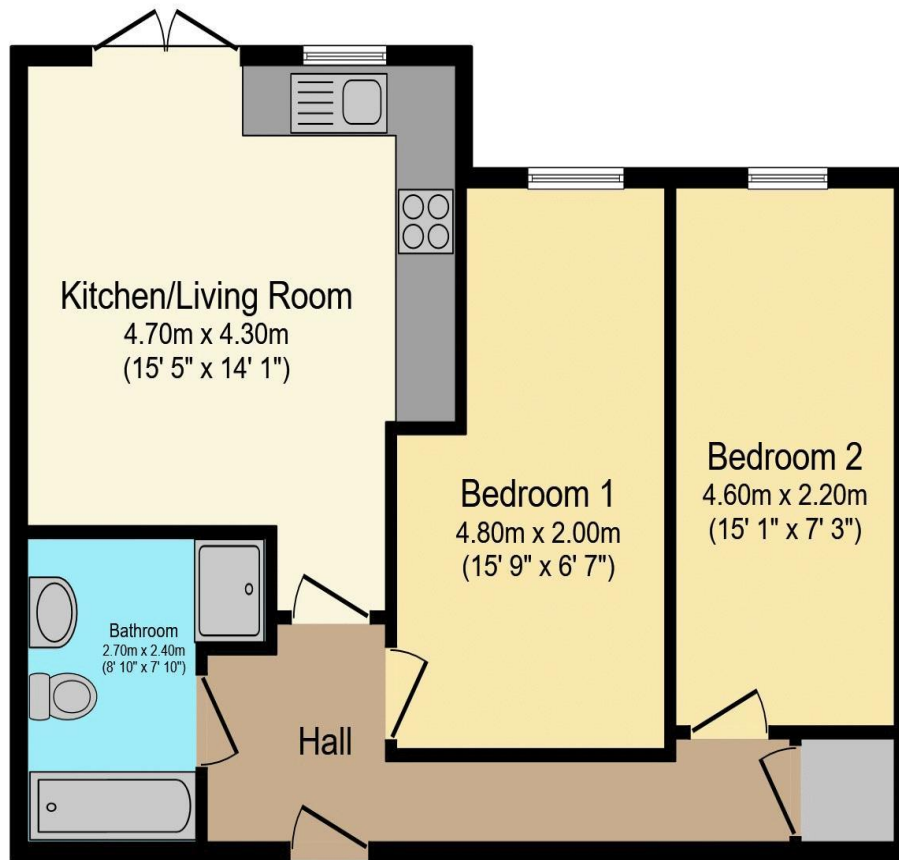
Windsor Court was constructed by Great Homes (Developments) Ltd and comprises 46 properties arranged over 3 floors each served by lift. There is a visiting Development Manager and a 24 hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and 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 53.2 m<sup>2</sup> (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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£Tbc**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£4489.98**

**Council Tax Band:**

**B**

**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](mailto: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.