

37 Windsor Court (Ashford)

Hoxton Close, Ashford, Kent, TN23 5LS



PRICE: £125,000

Lease: 125 years from 2006

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE TOP FLOOR WITH JULIETTE BALCONY OVERLOOKING THE GARDENS. 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



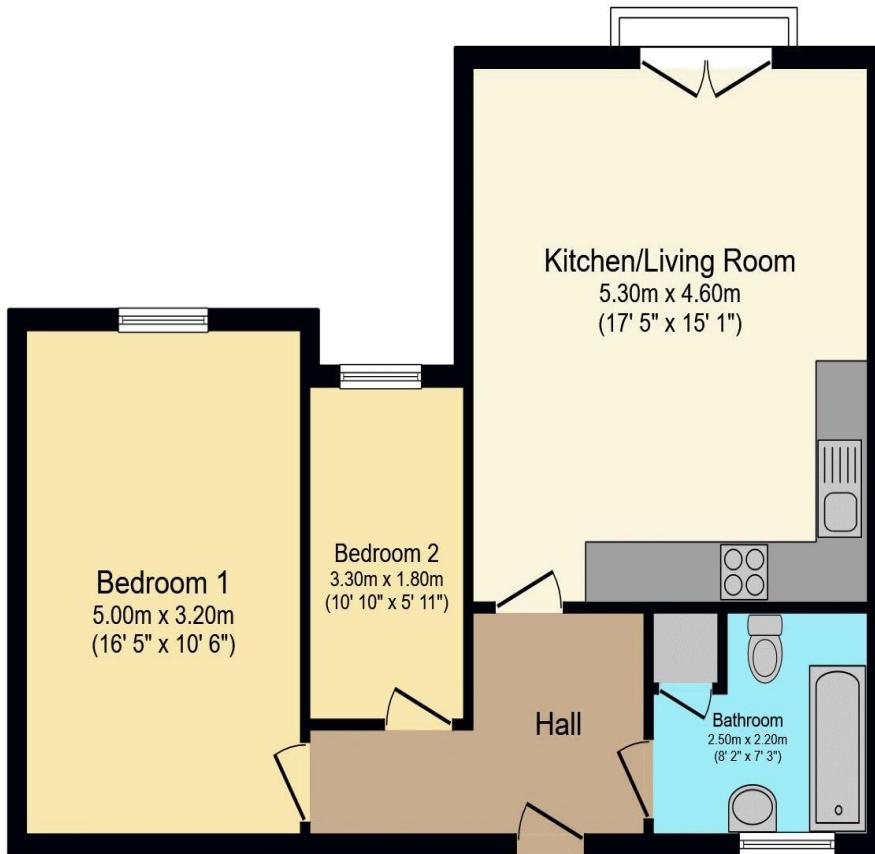
**For more details or to make an appointment to view, please contact
Mandy Bolwell**



01425 632218



Mandy.bolwell@retirementhomeseach.co.uk



Total floor area 59.8 m² (644 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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Score	Energy rating	Current	Potential	For Financial Year Ending:
92+	A			<u>31/03/25</u>
81-91	B		82 B	<u>Annual Ground Rent:</u> £TBC
69-80	C	78 C		<u>Ground Rent Period Review:</u> TBC
55-68	D			<u>Annual Service Charge:</u> £3,591.98
39-54	E			<u>Council Tax Band:</u> B
21-38	F			<u>Event Fees:</u> 1% Transfer 1% Contingency
1-20	G			

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 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.