

## **48 Hengist Court**

**Marsham Street, Maidstone, Kent, ME14 1BU**



**PRICE: £110,000**

**Lease: 125 years from 1989**

### **Property Description:**

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

Hengist Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 74 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Bristol emergency call response system. 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry & 2 Guest Suites
- 24 hour emergency Bristol call system
- Front entrance security camera
- Lift to all floors
- Development Manager
- Communal gardens and car park
- Minimum Age 60
- Lease : 125 years from 1989



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



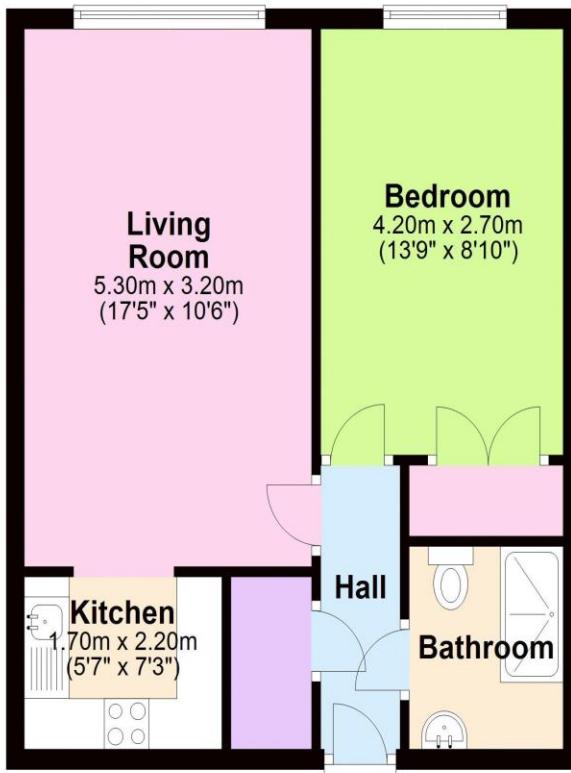
**01425 632218**



**Mandy.bolwell@retirementhomeseach.co.uk**

**Flat**

Approx. 42.6 sq. metres (458.5 sq. feet)

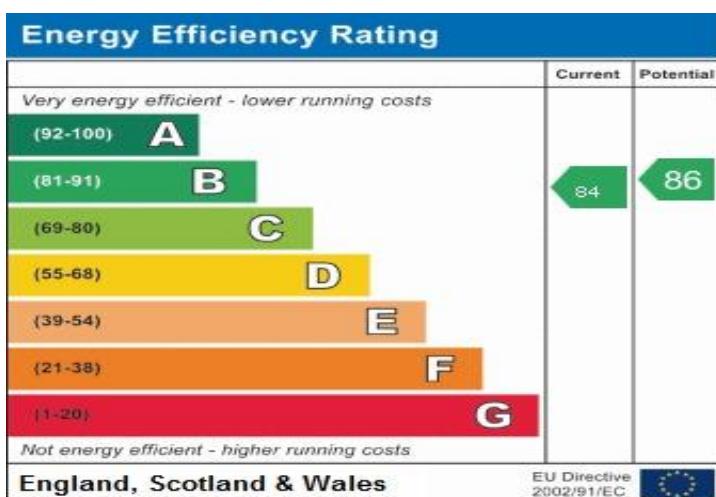


**Total area: approx. 42.6 sq. metres (458.5 sq. feet)**

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.

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Plan produced using PlanUp.



**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£536.06**

**Ground Rent Period Review:**

**Next uplift 2033**

**Annual Service Charge:**

**£2431.36**

**Council Tax Band:**

**C**

**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.