



The Orpines
Wateringbury ME18 5FA
£120,000



www.khp.me

COUNTRY HOMES

Wateringbury ME18 5FA

* CHAIN FREE *

Welcome to The Orpines in Wateringbury. This immaculately presented apartment is a hidden gem perfect for those over 55. Situated on the lower ground floor, this property boasts one reception room, one bedroom, and one bathroom - ideal for a cosy and easy-to-maintain living space. Where this property stands out is the direct access to a private patio area.

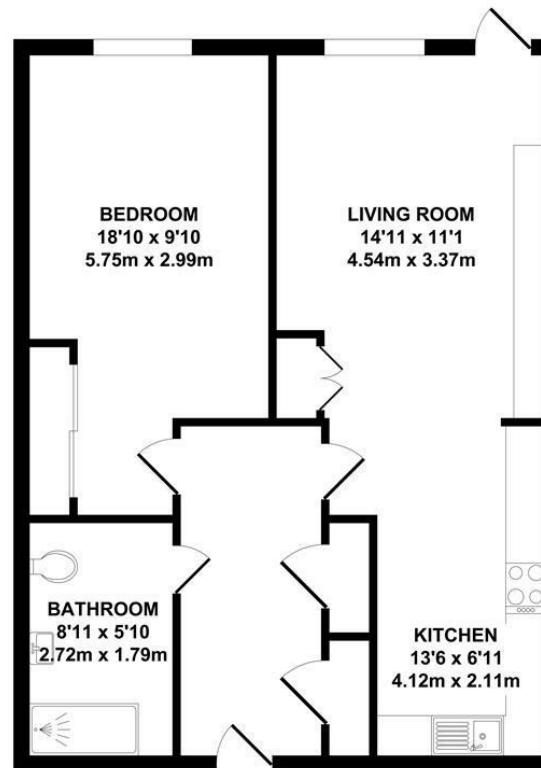
With no chain involved, you can swiftly make this apartment your new home. The communal area and services provided ensure a sense of community and convenience, making everyday living a breeze and include a restaurant, lounge, hair salon, therapy room and activities room.

Don't miss out on the opportunity to own this charming apartment in a peaceful location. Book a viewing today and envision yourself enjoying the comfort and tranquillity that The Orpines has to offer.

Call now to arrange your viewing.

- Over 55's
- Chain free
- Lower ground floor
- Immaculately presented
- Private patio area
- Communal areas
- Lift to floors
- Luxury development
- Secure entry
- Viewing encouraged





TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.59 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	
EU Directive 2002/91/EC			





Location Map



Tenure: Leasehold

Council tax band: D

Charges

Estate management £643.00 pcm approx
Review period annually
Service charge £ included above
Ground rent £ included above

Lease length 122 years approx.

Agent's note

Everyone who moves into Meadow View Court must be aged 55 or over and have an assessed care and/or support need of a minimum 3.5 hours per week, this could include a wide range of support, from assistance getting started with your day, to help with the housework. This care/support can be provided by a family member/friend or via a paid care service.



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TO VIEW CONTACT:
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