

SOLD STC



Sealeys
Walker ■ Jarvis

**55 Nelson Court, Glen View,
Gravesend, DA12 1PL**

**Price Guide
£135,000**



- A substantial One Bed Retirement Flat
- Designed for the Over 60's
- Popular McCarthy Stone Development offering Assisted Living
- Close to Windmill Hill



55 Nelson Court Glen View, Gravesend, Kent, DA12 1PL



DESCRIPTION:

We are pleased to offer this larger than average, move in ready, one bedroom fourth floor retirement apartment within the Nelson Court development which is one McCarthy Stone's assisted living complexes, designed for the over 60's. Offering peace of mind with independence within a secure environment, we understand there is a team of Assistant Estate Managers to provide 24 hour assistance. We understand the service charge includes one hour per week of domestic help for each apartment and that additional help can be purchased separately if required. There is a restaurant on site where you can order a three course meal or, if you prefer a light snack. There is a residents lounge where you can meet for a chat over a cup of coffee with your neighbours and there is a function room where various activities take place. Other benefits include two lifts, a communal laundry room and a Guest suite which can be hired separately and a battery scooter store.

The apartment itself offers good size accommodation including an 'L' shaped lounge/diner with access to a fitted kitchen including built in oven, hob, fridge and separate freezer, one double bedroom with built in wardrobe and a large wet room/bathroom to include a walk in shower and bath. Offering immediate vacant possession meaning no onward chain complications, viewing is highly recommended.



LOCATION:

Nelson Court is situated on Glen View which is part of Windmill Hill Conservation Area. Close to Gravesend Town Centre which is Ideal if you fancy a spot of shopping or lunch in one of the many café bars/restaurants the town has to offer. Alternatively Bluewater shopping centre is only 10 -15 minutes by car or, 30 minutes by bus. There are local shops and facilities at Echo Square or if you fancy a trip to London, Gravesend mainline railway station offers services on its domestic line or you can catch the high speed train to St Pancras, London in just 22 minutes, or a trip to the seaside, then Whitstable, Herne Bay, Margate and Ramsgate on the Kent Coastal Towns are approximately an hours car or train ride away. Ebbsfleet International Railway Station is within approximately three miles where you can catch a high speed train and be in London within 17 minutes. The A2, M2, M20, M25 Motorway links are all easily accessed.



FRONTAGE:

The property is approached by a paved path way leading to the main entrance which is on the third floor. Security doors lead into the main reception where visitors are to sign in. There is a security entry phone system to all the apartments. The restaurant, communal lounge, function room and lifts are all located on this level. Well tended communal gardens surround the property.



ENTRANCE HALL:

Entrance Door, carpet, walk in cupboard with ample storage space and hot water cylinder and immersion heater. Security door entry phone system/emergency intercom and emergency pull cord.



LOUNGE/DINER:

2.10m x 5.94m max (20' x 19'6 max)

An L shaped room with two windows to front over looking communal gardens, carpet, electric fire in surround. Electric slimline wall heater, emergency pull cord, t.v. point & telephone point. Double doors leading into kitchen.

KITCHEN:

2.67m x 2.31m max (8'9" x 7'7" max)

Window to rear, fitted with wall and base cupboards, work surfaces, stainless steel sink and drainer with mixer taps, built in electric hob with extractor hood above, built in oven within housing unit, integrated fridge and separate freezer. Electric wall mounted fan heater, emergency pull cord.

BEDROOM:

4.14m x 3.18m max (13'7" x 10'5" max)

Window to rear, carpet, built in wardrobe, emergency pull cord, electric slimline wall heater.

BATHROOM/WET ROOM:

3.76m x 2.46m (12'4" x 8'1")

Fitted suite comprising, panelled bath, walk in shower area, vanity wash basin, low level w.c., heated towel rail, electric wall mounted fan heater, emergency pull cord.

COMMUNAL GARDENS:

Well cared for landscaped communal gardens surround the developments with lawns, patios, shrubs and bushes.



LEASE:

We understand the length of the lease is 125 years from 1st May 2007.

109 years remaining.

SERVICE CHARGE:

We understand the service charge is £7,811.94 p.a

GROUND RENT:

£435 per annum.

SERVICES:

ELECTRICITY, WATER MAINS DRAINAGE

COUNCIL TAX: Gravesham Borough Council

Band: D 2023/2024 Charges: £2,089.14



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.