

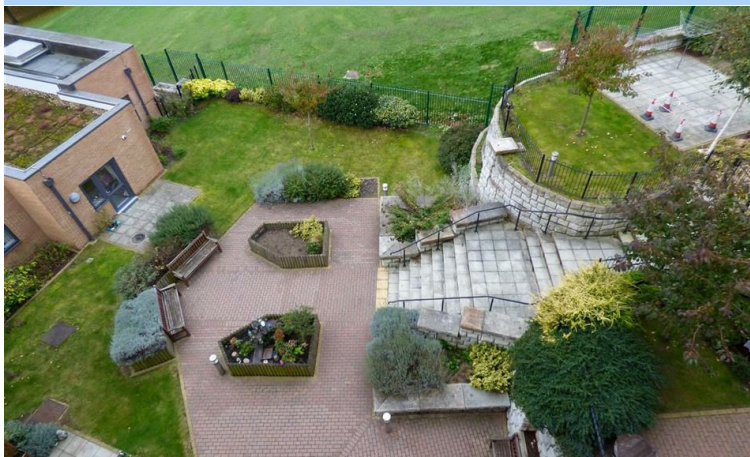


69 Wimborne House,
Truro Road,
Gravesend, DA12 5FG

Offers In The Region
Of £140,000



- SOLD BY SEALEYS WALKER JARVIS
- Desirable south facing ex-show flat
- Supported Living Offering Peace of Mind & Security
- 2 Bed Shared Ownership Retirement Flat
- Service Charge includes Water and Heating



69 Wimborne House Truro Road, Gravesend, Kent, DA12 5FG



DESCRIPTION:

Guide price £140,000-£150,000 Do you need some extra support to help you live independently if and when you need it? Then take a look at this luxury bright and spacious two bedroom retirement apartment designed for the over 60 years of age. Built in 2016 and managed by Sanctuary Housing the property is available for sale on a 75% shared ownership basis. Offering comfort, peace of mind with added security, the property is located on the sixth floor, we understand this was formally the show flat. Nicely situated overlooking the communal gardens and the green beyond, the apartment boasts spacious living accommodation including, open plan living/kitchen area including built in oven, hob, extractor hood, integrated washer dryer and freestanding fridge/freezer, two double bedrooms and an exceptionally spacious wet room.

Other benefits include lifts to all floors, a Guest Suite which is conveniently situated opposite the apartment, emergency pull cords in each room to call the onsite care manager, communal restaurant which we understand is open to residents and visitors seven days a week for breakfast, lunch and snacks, a communal lounge, a communal function room and a scooter storage area. We understand various activities and events take place including quizzes, bingo and games, exercise classes, arts and crafts and gardening.

Available with no onward chain viewing is highly recommended.



LOCATION:

Located on the outskirts of Gravesend situated next to Whitehill Recreation Space, Gravesend Town Centre is just a bus or car ride away 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 Valley Drive and Livingstone Road shops. 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:

Wimborne House is approached and accessed by security doors which 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, multi function room and lifts are all located on this level. Well tended communal gardens surround the property. There is a parking available onsite for residents and visitors.

COMMUNAL ENTRANCE:

Lift/Stairs to all floors.

HALL:

4.22m x 1.80m (13'10" x 5'11")

Security entrance door, entry phone hand set, carpet, radiator, large walk in storage cupboard with light. Access to all rooms.

LOUNGE:

4.29m x 3.25m extending to 4.70m into door recess (14'1" x 10'8" extending to 15'5" into door recess)

Double glazed window and door opening to Juliette balcony, over looking the communal gardens and Whitehill Green open space. Carpet, radiator. Wide opening to:

KITCHEN:

3.66m x 2.64m (12 x 8'8")

Fully fitted kitchen with a range of wall and base units, ample work surface space, integrated electric ceramic hob, built in oven, integrated washer drier, freestanding fridge/freezer. laminate flooring, inset ceiling spot lights.

BEDROOM 1:

4.52m x 3.33m (14'10" x 10'11")

Double glazed window and double glazed door opening onto Juliette balcony, overlooking communal gardens and Whitehill Green. Carpet, radiator, access to wet room.

BEDROOM 2:

3.20m x 2.72m (10'6" x 8'11")

Double Glazed window over looking communal gardens and Whitehill Green. Carpet, radiator.

WET ROOM:

3.18m x 2.08m (10'5" x 6'10")

A spacious room accessed from either the hall or master bedroom. Pedestal wash basin, low level w.c., walk in shower area. Radiator.



COMMUNAL GARDENS:

Well maintained landscaped communal gardens, with patio's and flower beds.

LEASEHOLD:

99 years from 1st April 2016.
93 years remaining

We understand the service charge is currently £563.85 per month. a month from 1st April 2022 which includes the 25% rent, ground rent, heating, water and buildings insurance as well as maintenance of the lifts, internal and external communal areas and lighting of all communal parts.

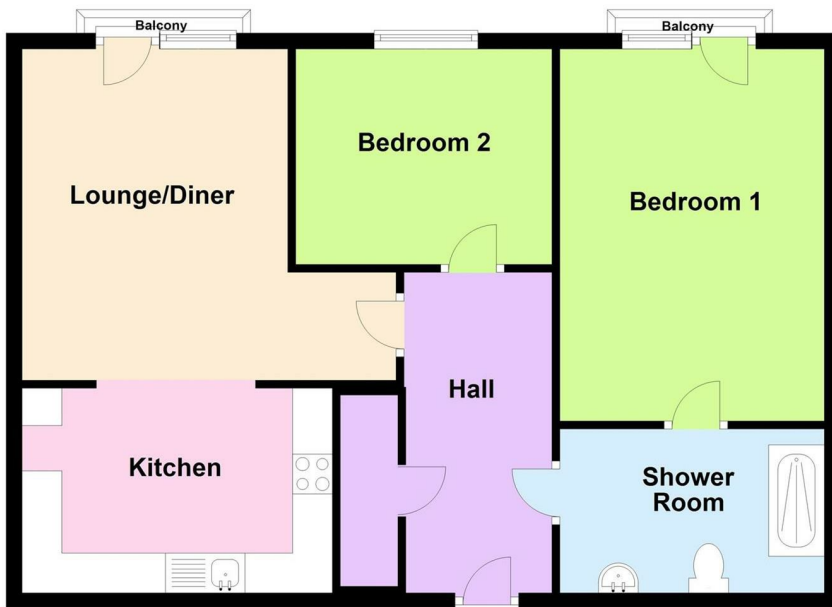
SERVICES:

ELECTRICITY

Local Authority: Gravesham Borough Council
Council Tax Band: C £1,768.64 2022/2023

NOTE:

We understand from the vendors that 'the electric lift armchair and beds can be included in the sale'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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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.