Commercial Road

Paddock Wood TN12 6EL

Guide Price £349,950

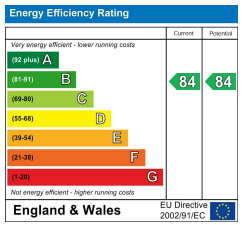
KHP
www.khp.me
COUNTRY HOMES

Paddock Wood TN12 6EL

Exclusively for the over 60s, a beautiful collection of one and two bedroom retirement apartments in PADDOCK WOOD TOWN CENTRE with communal residents' Lounge with coffee bar, Guest Suite, landscaped gardens and free parking.

These beautiful apartments come with a fitted kitchen, spacious living room, separate shower room and a large bedroom. The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also space for a washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.
This beautiful retirement development of one and two bedroom apartments enjoys an unrivalled, central location, close to all essential amenities and public transport. Paddock Lodge comprises 33 apartments and includes a residents' Lounge with coffee bar, creating the perfect location for socialising with like-minded neighbours. Well-located for the town centre, the development is within easy reach of the local shops, restaurants and travel amenities, so you can enjoy an independent, active retirement.
Your safety and security are of paramount importance. Every apartment is fitted with a 24-hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire and smoke detectors are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need. Annual service charge from £3,082.21 per year. The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

- Exclusively for the over 60s
- 24-hour support provided by a call system
- One and two bedroom retirement apartments
- Full fitted kitchen with integral upright fridge freezer
- Free parking
- Landscaped gardens
- Lodge Manager
- Owners lounge and coffee bar
- Lift to all floors
- Leasehold / Council tax band TBC



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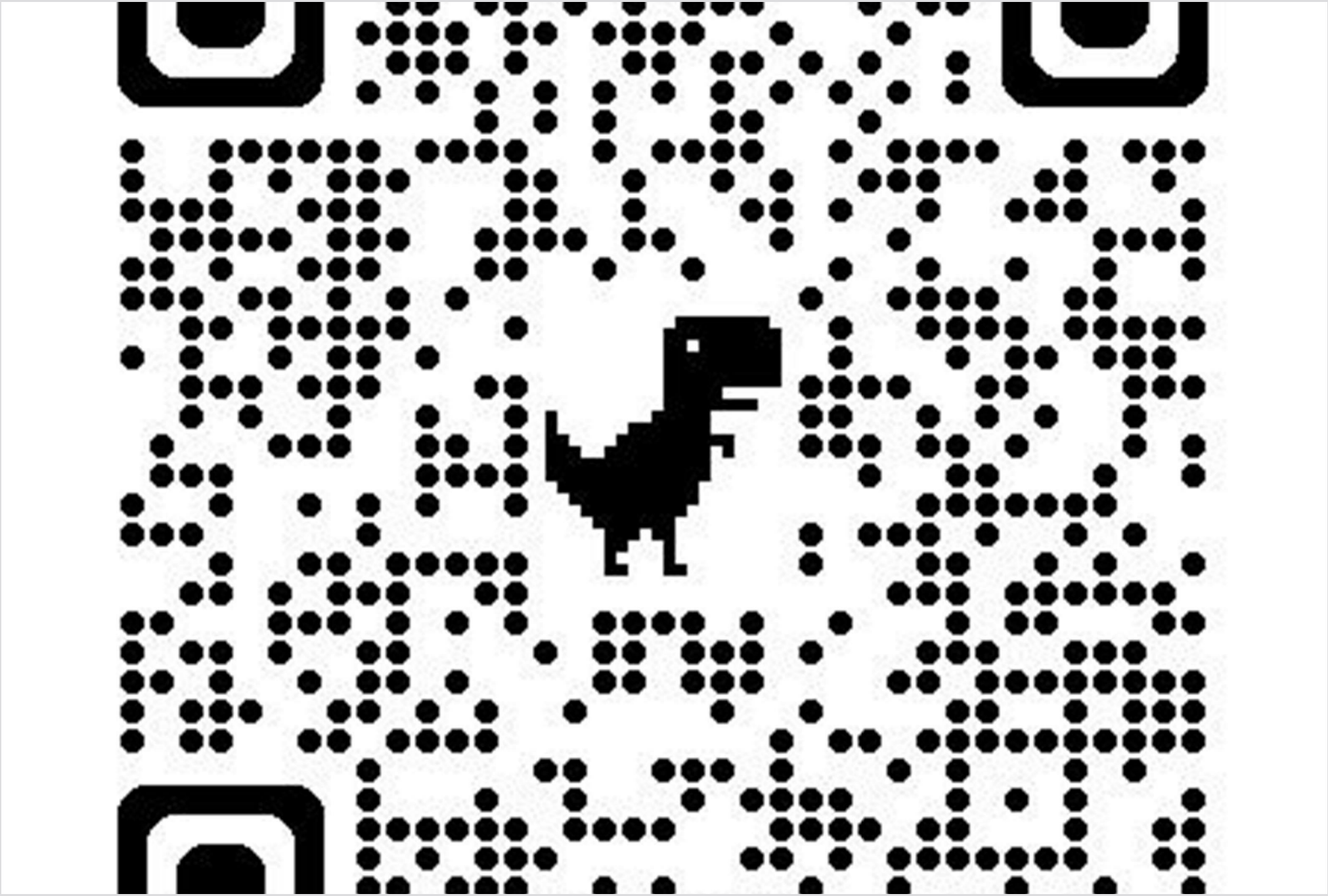


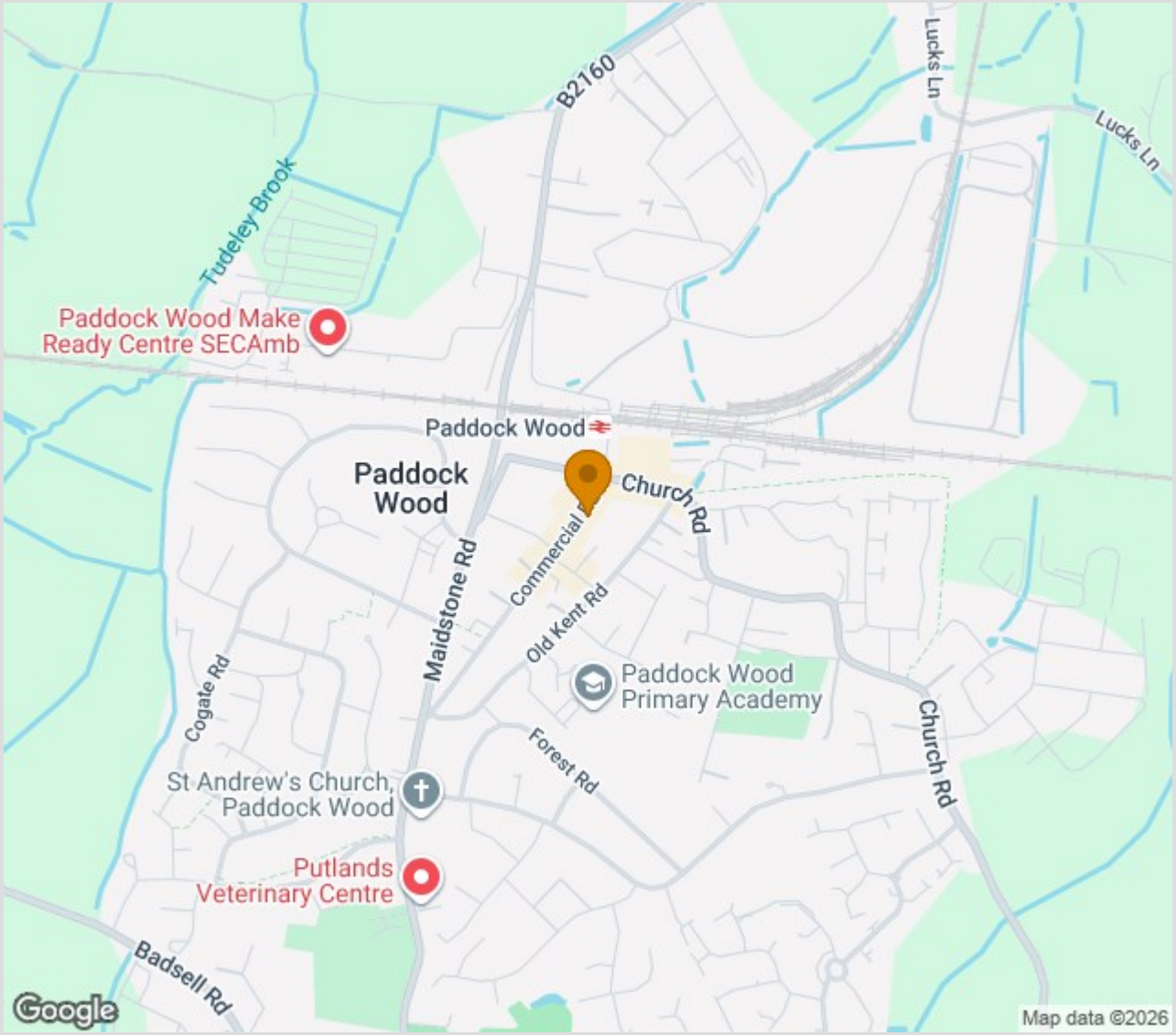
Location Map

Tenure: Leasehold

Council tax band: D

Charges PW
Service charge £2946pa

AML PW
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



The Property Ombudsman

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TO VIEW CONTACT:

01892 838 080 countryhomes@khp.me

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