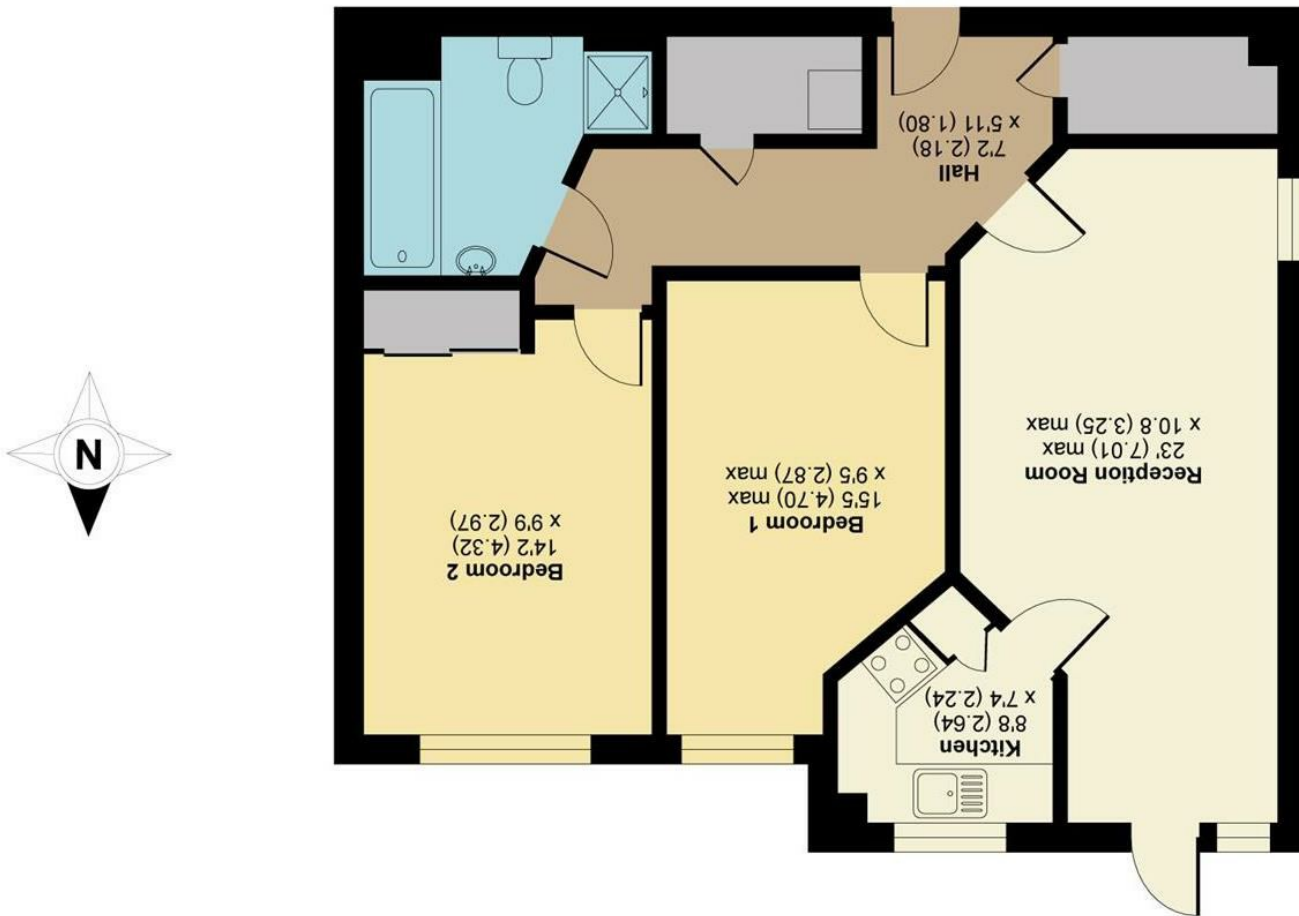


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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GROUND FLOOR



North Street, Headcorn, TN27
APPROX. GROSS INTERNAL FLOOR AREA 787 SQ FT 73.1 SQ METRES

7 Culpeper Court, Headcorn, TN27 9NN

Guide Price £250,000
EPC RATING: C





Culpeper Court is a wonderful development of private apartments built by McCarthy & Stone, specifically designed for a 'Retirement Lifestyle' for those over 60 years of age. With a host of facilities for the benefit of home owners including a super communal lounge, a lift service to all floors and landscaped gardens, further peace-of-mind is found in the service provided by the House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is also available to receive family and friends for a nominal charge per night.

From the communal lounge you enter your apartment, with generous entrance hall, large storage cupboard beside and walk in airing cupboard, with Intercom and wall mounted emergency call button. A part glazed door from here leads to the dual aspect lounge, with electric fireplace and direct access to your own patio area, which is open to the communal gardens. A glazed panelled door from here leads to the fitted kitchen, with its range of fitted wall and base units incorporating a stainless steel inset sink unit, integrated appliances including an electric hob with stainless steel extractor over, high level single oven and concealed fridge and freezer. The two double bedrooms lead from the hallway, with the main bedroom including fitted wardrobes, with recently refitted shower room located at the end of the hall. Here, there is a walk in double shower with fitted seat, WC with handrail for additional support and sink with fitted cupboard under.

Outside, there are mature communal gardens surrounding the property, with various paved seating areas, lawns and mature trees, flower and shrub beds.

MATERIAL INFORMATION

Leasehold
Council Tax Band D
EPC Report C



• GUIDE PRICE £250,000 - £260,000 • Ground Floor Retirement Apartment • Two Double Bedrooms • Patio Door Direct Onto Rear Communal Gardens • On Site House Manager • Dual Aspect 23' Reception Room • Refitted Shower Room with Walk in Shower • Well Presented Throughout • Modern Fitted Kitchen • Offered Chain Free

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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