



## 1 bed retirement property to buy in TN8

High Street, Edenbridge, Kent, TN8 5LW

**£10,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One hour's domestic assistance per week
- ✓ Residents' Lounge with tea/coffee
- ✓ Dining Room with waitress service
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Roman Court is an 'assisted living' development which benefits from a dining room with waitress service, residents' lounge with access to a sheltered south-facing communal garden, laundry room and guest suite.

It provides a pleasant social environment where residents can live independent lives with the security of knowing that assistance is available if required.

Residents must be aged 65 years and over.

For sale through Pattinson Auction under Conditional Terms

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Council Tax Band: D

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £405.00

Annual Service Charge Amount: £10,641.00

Price: Starting Bid £10,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **GROUND FLOOR**

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### **RECEPTION HALL**

RECEPTION HALL: lifts and stairs to all floors.

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## **FIRST FLOOR**

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### **Front Door To: -**

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### **ENTRANCE HALL**

ENTRANCE HALL: walk-in cupboard with water heater, meters, shelving and coat hanging space

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### **SITTING ROOM**

SITTING ROOM: 22' x 10'11 max, (irregular shape) feature fireplace, night storage heater. Glazed double doors to:-

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### **KITCHEN**

KITCHEN: 8'1 x 7'7 (irregular shape), well equipped with range of cupboards and drawers, stainless steel sink unit, work surfaces with inset electric hob, extractor above, built-in oven, fridge and freezer, electrically operated window, wall heater.

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### **BEDROOM**

BEDROOM: 15' 2 x 10' (irregular shape), built-in double wardrobe with hanging space and 2 shelves, night storage heater.

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### **BATHROOM**

BATHROOM: enclosed bath, separate 'wet' shower area, wash basin set in vanity unit, low flush wc, wall heater, extractor fan, electric towel rail.

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### **OUTSIDE**

OUTSIDE

Communal car parking.  
Communal gardens which are well stocked and enjoy a pleasant, sheltered south-facing aspect.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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