



## 1 bed retirement property to buy in TN8

High Street, Edenbridge, Kent, TN8 5LW

**£15,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Dining Room with waitress service
- ✓ Emergency pull cords to all rooms
- ✓ Communal Gardens and parking
- ✓ Wheelchair accessible
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £15,000

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. No. 48 is conveniently located almost opposite the lifts and offers a spacious double bedroom, a bathroom with wet shower area, fitted kitchen and a stylish living room.

The accommodation comprises:-

Ground floor

Reception hall: Lifts and stairs to all floors.

Top floor

Front door to:-

entrance hall: walk-in cupboard with water heater, meters, shelving and coat hanging space

sitting room Feature fireplace, night storage heater. Glazed double doors to:-

kitchen: 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.

Bedroom: Built-in double wardrobe with hanging space and 2 shelves, night storage heater.

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

Outside

Communal car parking.

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

Council Tax Band: D

Tenure: Leasehold - 125 year Lease - approx 107 years remaining.

Service charge: £10641 per annum

Ground Rent: £405 per annum

Residents must be aged 65 years and over.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that aml procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents note: These sales particulars have been prepared for guidance purposes only and do not form part of any contract or offer and must not be relied upon as statements of fact. Prospective purchasers or their representatives must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. Eden Lettings & Sales have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. All measurements given are approximate.

For sale through Pattinson Auction under Conditional Terms.

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 £15,000

Property Type: Retirement property

Parking: Off Street

Year built: 2005

Construction materials: Brick and block

Roofing type: Clay tiles

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: Yes

Adaptations: Ramped access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	80	
(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 

High Street, Edenbridge, Kent, TN8 5LW

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

