



## Nelson Court Glen View Gravesend

£1,300

This great sized 2 bed home within a McCarthy Stone Assisted Living development for the over 60's only. 24hr onsite staff, one hour a week of domestic help, onsite restaurant, laundry room, function room, communal car park and gardens, all wheelchair accessible.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	80
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY CONSULTANTS





- Over 60's Only • Two Bedroom Apartment • Assisted Living • Beautifully Presented • Kitchen with Built-in Appliances

Spacious and well presented two bedroom apartment in the prestigious McCarthy & Stone built Nelson Court. With large lounge area leading onto a good sized kitchen with built-in appliances. Two double bedrooms with built-in wardrobes to bedroom one. Large storage cupboard and lastly a huge bathroom with both wet room shower area and separate bath. This is the largest designs of apartment on the development and must be viewed to appreciate the size.

Offering independent living for over 60's, there are many benefits to residents of Nelson Court including 24hr Estate Manager on site, emergency pull cords positioned around the apartment and secure entry system. One hours domestic help per week is covered in the service charge as is the use of the laundry room. There is a residents lounge, offering a range of different activities making it a great place to meet up and spend time with fellow residents. There is also an on-site restaurant that residents may chose to eat in at lunchtimes daily at a subsidised rate. For those with family far away, there is a guest suite that can be booked free of charge for their use.

Outside there is a communal car park and wonderful communal gardens.

Nelson Court is situated in the Windmill Hill Conservation Area, close to Echo Square shops where facilities include a mini supermarket and '84 Tea Rooms'. There is a good bus service to Gravesend town centre and railway station with services to London Charing Cross, Cannon St (fast train to London St. Pancras 26 mins) offering easy access to A2/M2 band M25 interchange, Bluewater shopping complex and Ebbsfleet international railway station.



EPC Grade C

Holding Deposit of £200 refunded if passed references  
Deposit Required 5 weeks Rent £1500



- Large Living Area • Bath and Separate Shower • Built-in Storage • Communal Car Park and Gardens • AVAILABLE IMMEDIATELY

