



**Nelson Court Glen View
Gravesend**

**£80,000
Leasehold**

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			
England & Wales		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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TEMPLE WHARF
PROPERTY CONSULTANTS



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

- Large Living Area
- Bath and Separate Shower
- Built-in Storage
- 106 Years Remaining on Lease
- No Forward Chain

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.

Leasehold Information: The seller advises that the lease currently has 106 years remaining. The ground rent is £255.00 half yearly and the service charge for the 2026 to 2027 is £13,828.99 per annum. We advise that you confirm these details with your legal representative.

EPC Grade C

To meet legal anti-money laundering requirements, we carry out buyer identification checks. A modest fee of £10 per person (no VAT) is charged solely to cover these costs.

Please note that the selling agent is related to the seller.

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.

