



HAWKESFORD
JAMES

Barkers Court, Sittingbourne – ME10 1LW



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Barkers Court

Sittingbourne

- Retirement complex for the over 55's
- One bedroom first-floor apartment
- Lounge/diner with dual aspect outlook
- Fitted kitchen with integrated oven & hob
- Wet room replaced in recent years
- Intercom entry system
- Lift access to all floors
- Two communal lounges, communal laundry & garden
- 24 hour emergency call system
- Within easy reach of amenities

Enjoy an easy and sociable retirement in this bright first-floor apartment with lift access, excellent communal facilities, and Sittingbourne's town centre just a short stroll away. No forward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Leasehold Information:

A lease term of 125 years from 01 April 1989

Approximately 88 years remaining

Ground Rent: £0.00

Service Charge: £6,003.95





Situated within the popular Barkers Court development for the over-55s, residents benefit from an on-site Lodge Manager, a 24-hour emergency Careline system, lift access to all floors, two welcoming residents' lounges, a communal laundry room, beautifully maintained communal gardens, residents' parking, and a guest suite that can be booked for visiting family and friends. Together, these facilities create a friendly, sociable, and well-supported place to call home.

Step inside and you'll find a welcoming entrance hall with two useful storage cupboards. The bright and airy living room enjoys dual aspect windows overlooking the communal gardens, filling the space with natural light throughout the day. The fitted kitchen is equipped with an integrated oven and hob, while the generous bedroom features a lovely bay window and built-in wardrobes. Completing the accommodation is a modern shower room with a double shower cubicle.

Additional benefits include UPVC double glazing and a secure communal entry system.

Barkers Court is ideally positioned just 0.4 miles from Sittingbourne town centre, with secure pedestrian access directly onto London Road. Everyday essentials couldn't be more convenient, with a Tesco Express, doctor's surgery, dentist, pharmacy, and regular bus routes all just a short stroll away.

Offered for sale with the benefit of no forward chain, this is a fantastic opportunity to secure a comfortable and convenient retirement home in one of Sittingbourne's more sought-after over-55s developments.

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £40 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.

OUR TEAM



Jon Hawkesford
Director



Connor Murphy
Sales Manager



Angela Maybourne
Senior Sales Consultant



Lee Laker
Sales Consultant



Molly Mellor
Lettings Manager



Christine White
Property Manager



Suzanne Crosswell
Property Consultant

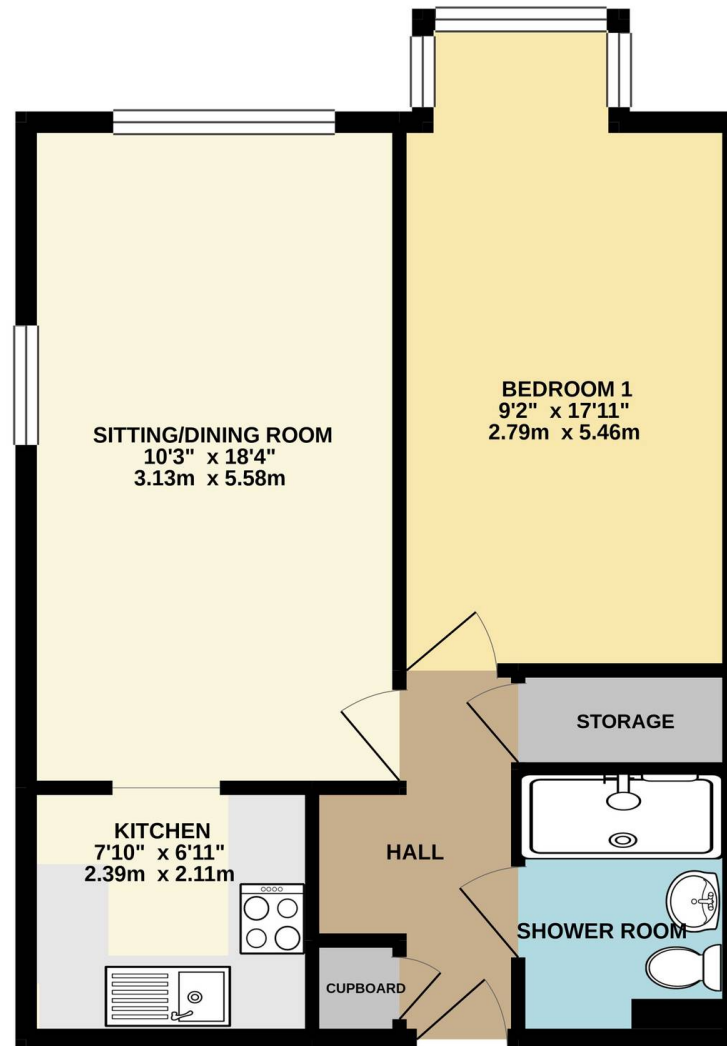


Stephen Hill
Accounts & Compliance
Manager





504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hawkesford James

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