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- Warden Assisted Development
- Ground Floor Apartment
- Two Bedrooms
- Close To Shops & Amenities
- No Onward Chain
- Allocated Garage
- Communal Gardens
- Viewing Recommended

To make an appointment to view:

Call: 01634 253322 Click: www.your-move.co.uk Come In: To your nearest branch

YOUR MOVE, Main Road, Hoo, Rochester, Kent, ME3 9AA. Tel: 01634 253322

Calls may be recorded and/or monitored for training and security purposes. 527/425/517, Draft:D1/KD/MH



HOO-1RX



DESCRIPTION

Your Move are pleased to present to the market this two bedroom, warden assisted retirement home set on flack Gardens in Hoo. The property is offered to the market with no onward chain and has accommodation comprising 16ft 4 x 12ft lounge, plus 9ft 1 x 6ft 10 kitchen, two bedrooms, family bathroom and a garage to the rear. The property benefits from the use of communal gardens and has the benefit of a warden assisted care line. To arrange an appointment to view, please call Your Move, Hoo.

ENTRANCE

Carpet as laid, door to front.

LOUNGE

4.98m x 3.66m (16'4" x 12'0")

Double glazed window to rear, double glazed door to rear, wall mounted electric storage heater, electric feature fireplace, carpet as laid.

KITCHEN

2.77m x 2.08m (9'1" x 6'10")

Measurements to include units. Double glazed window to front, range of matching wall and base units with complementary work surfaces, stainless steel sink/drainage unit, space for oven and hob, space for fridge/freezer, space and plumbing for washing machine, vinyl style flooring, tiled walls, various power points.

BEDROOM

3.33m x 3.23m (10'11" x 10'7")

Double glazed window to rear, carpet as laid, wall mounted storage heater, various power points, mirrored fitted wardrobes.

BEDROOM

2.72m x 2.69m (8'11" x 8'10")

Double glazed window to front, carpet as laid, power points, wall mounted storage heater.

FAMILY BATHROOM/WC

Double glazed frosted window to side, matching bathroom suite comprising low level WC, wash hand basin, bath with shower over, tiled walls, heated towel rail.

EXTERNAL

REAR GARDEN

Communal garden which is mainly laid to lawn, with mature shrubs and borders.

FRONT GARDEN

GARAGE

Situated to the rear of the communal gardens, up and over door. We have been advised by the vendor that the property benefits from having an allocated garage, but at the time of writing we do not have access to documentation to verify this. If you wish to proceed with the purchase, these details must be checked by your solicitor.

AGENTS NOTE

'It is believed the property is leasehold and you should refer to the Home Information Pack. Should you proceed this must be verified by your solicitor'

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

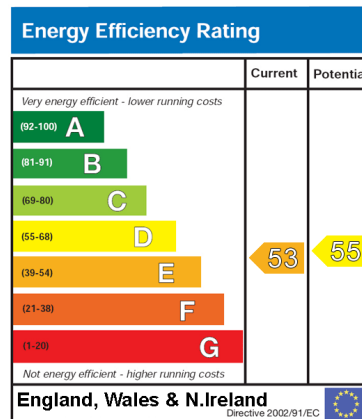
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

LEASE CLAUSE:

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

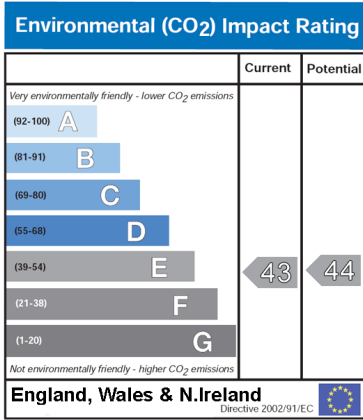
ALL MEASUREMENTS:

All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

OFFICE OPENING HOURS:

- Monday 9.30 - 6.30pm
- Tues/Wed 9.30 - 6.00pm
- Thursday 9.30 - 6.30pm
- Friday 9.00 - 6.00pm
- Saturday 9.30 - 5.00pm
- Sunday Closed

PROPERTY REFERENCE NUMBER:

527/425/517

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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