



Kendal Gardens

Kempshott Basingstoke RG22 5HD

Description

This is a very smart one bedroom ground floor retirement apartment for the over 55's in a very quiet spot off Pack Lane in Kempshott.

The property looks well cared for and has a good size lounge/diner with sliding patio doors out to a paved patio area. There is open access into the modern fitted kitchen that has natural wood finish units complemented by attractive tiled splashbacks. It has a built-in electric oven and hob and further appliance space.

The double bedroom is to the rear and in between is a very smart contemporary styled shower room with a walk-in shower.

Kendal Gardens has a 24/7 lifeline support service and there is also a live in Manager who is on duty Monday - Friday from 9-5pm.



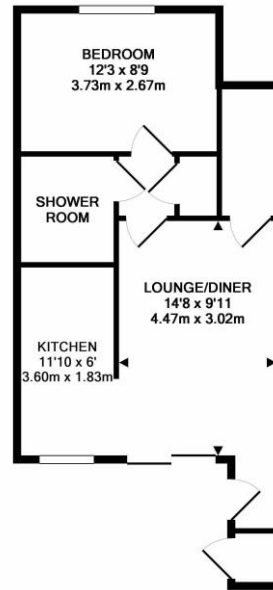
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Accommodation

Lounge/diner
 Kitchen
 Shower room
 Double bedroom
 Storage
 Communal gardens

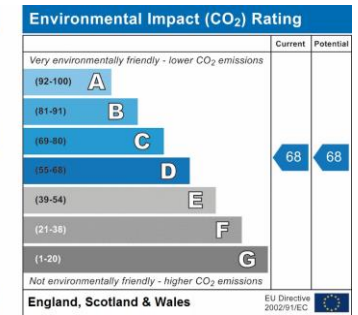
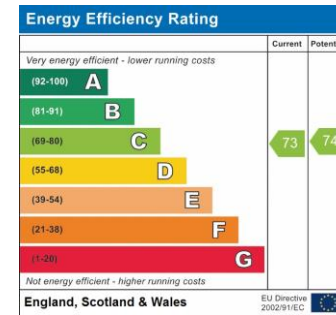
The property is held on a 99 year lease dating from 1st September 1986. The sellers have informed us that the ground rent is currently £378 per annum and the service charge is £2174 per annum.

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TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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