01634 379 799

HARRISONS REEVE

23 Coppice Court, Kingsdown Close

Hempstead • Gillingham

Price: £225,000

www.harrisonsreeve.com

23, Kingsdown Close, Hempstead, ME7 3TE
£225,000

- TWO BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR
- PLENTY OF STORAGE SPACE
- SERVICE CHARGE: £259.31 / MONTH
- 68 YEARS LEFT ON THE LEASE
- MINUTES FROM HEMPSTEAD VALLEY SHOPPING CENTRE
- OVER 60'S ONLY
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: C

Welcome to this delightful retirement property located in the serene Kingsdown Close in Hempstead. This charming ground floor flat offers a comfortable and convenient living space, perfect for those seeking a peaceful lifestyle.

The property features two spacious bedrooms, providing ample room for relaxation and rest. The well-designed layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. With plenty of storage space throughout, you will find it easy to keep your belongings organised and your living area clutter-free.

One of the standout features of this property is its prime location. Just minutes away from the Hempstead Valley Shopping Centre, you will have easy access to a variety of shops, cafes, and amenities, making daily errands a breeze. The surrounding area is peaceful, offering a tranquil environment that is perfect for retirement living.

Additionally, this property is chain free, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or simply seeking a new place to call home, this retirement property presents an excellent opportunity.

In summary, this ground floor flat in Kingsdown Close is a wonderful choice for those looking for a comfortable and convenient retirement living experience. With its spacious bedrooms, ample storage, and proximity to local amenities, it is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely property your new home.

EPC Rating: C

Entrance Hall
13'8" x 3'4" (widest points) (4.18m x 1.03m (widest points))

Bedroom 1
11'10" x 11'4" (3.63m x 3.47m)

Bedroom 2
7'11" x 10'4" (widest points) (2.43m x 3.17m (widest points))

Shower Room
7'6" x 5'10" (2.29m x 1.79m)

Kitchen
9'4" x 11'4" (2.87m x 3.47m)

Lounge
13'8" x 14'1" (4.17m x 4.31m)

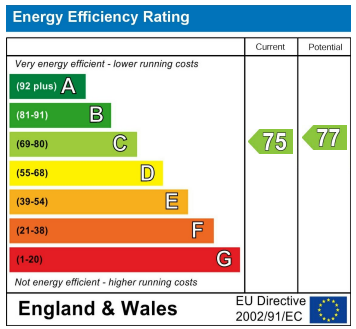
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

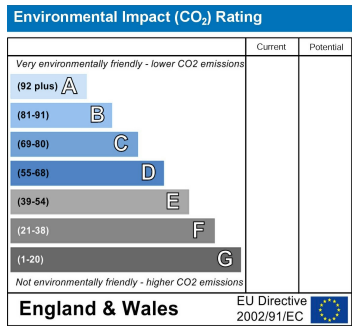
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.

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TOTAL FLOOR AREA : 660 sq.ft. (61.4 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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The Property Ombudsman