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The Villages



21 Lakeside Gardens Chapel Road Hothfield

LOCAL VILLAGE PROPERTY

21 Lakeside Gardens

Chapel Road
Hothfield, Ashford, Kent TN25 4LN

Valuers Comment:

“For me, this retirement apartment, peacefully tucked away, amidst surrounding woodland, would be a wonderful place to reside.”

Nestled on the outskirts of Hothfield, this newly refurbished first-floor apartment offers spacious and well-proportioned accommodation throughout, complemented by a truly enviable outlook over the picturesque nearby lake and Hothfield Common.

Accommodation

- Entrance hall • Two bedrooms (both with built-in wardrobes)
- Sitting room • Main bathroom • Kitchen with dining area

Communications

- Ashford International Railway Station: Approximately 5 miles (8 km).
- M20 Junction 10: Approximately 4 miles (6.4 km).
- Waitrose: approximately 5 miles (8 km)

Summary

Offered to the market with no forward chain, this beautifully renovated two-bedroom apartment provides an excellent opportunity to enjoy modern, low-maintenance living within the highly regarded Lakeside Gardens retirement development.

Thoughtfully presented throughout, the property is ideal for anyone seeking a ready-to-move-into home within a secure and professionally managed community. The development benefits from lift access and an emergency call system, providing both convenience and peace of mind.

Upon entering the apartment, a welcoming hallway leads through to a generous reception room, providing a comfortable space for both relaxing and entertaining. The adjoining contemporary kitchen has been finished to a high standard and is well equipped with a range of integrated appliances, including a fridge freezer and induction hob.





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

There is also ample cupboard storage, along with space for a small dining table and chairs. The accommodation continues with two well-proportioned bedrooms, both served by a modern shower room fitted with a walk-in shower, heated towel rail, WC and wash basin.

Lakeside Gardens offers much more than just a place to live, providing a genuine sense of community for residents who wish to take advantage of it. The development features a programme of organised activities and events, an on-site restaurant, and comfortable communal lounges where residents can socialise and meet with friends and neighbours.

The grounds extend to approximately 17 acres and provide an attractive and peaceful setting, including a private lake. The development also adjoins Hothfield Common and the surrounding nature reserve, offering an abundance of greenery and opportunities to enjoy the outdoors.

Overall, this is a superbly presented apartment in an attractive setting, combining modern accommodation with the convenience, security and community feel of retirement living

The Development

Lakeside Retirement Village, located just 4 miles from Ashford, Kent, offers a unique and tranquil retirement experience. Set within 17 acres of beautiful grounds with its own private lake, the village borders Hothfield Common and a nature reserve, providing a serene setting with views of roaming highland cattle. The Common is managed by the Kent Wildlife Trust and is a designated area of special scientific interest.

Services & Facilities:

- **Emergency Call System:** 24-hour coverage with a duty manager during the day.
- **Meal Service:** On-site restaurant with regular meal packages, also available for delivery to homes.
- **Laundry & Housekeeping:** On-site laundry and weekly cleaning services available for a small fee.
- **Lifts:** Available in all buildings for ease of access.

Service Charge Includes:

- Estate management and building maintenance.
- Insurance, communal area electricity, heating, and cleaning.
- Grounds maintenance, window cleaning, and a 24-hour emergency response service.

Not Included in the Service Charge:

- Council tax, utilities (electricity and water), and any additional services (e.g., meals, cleaning).
- Residents can also enjoy allotments for growing fresh fruit and vegetables.

Lakeside offers a peaceful environment with excellent services and stunning natural surroundings, ideal for those seeking a relaxed retirement.

Additional information

Mains water supply.

Mains drainage.

Mains electricity.

Gas fired central heating.

Council Tax (existing property)* – Band B

Tenure* – N/a

Lease- N/a

Age restriction – 55 years +

Pets – are allowable

Management Fee - £300pcm

Flood Risk* - Low

Broadband* – Yes – Superfast available

Mobile Signal Coverage* – Yes (OfCom)

*Data from 'Sprift' via On The Market.

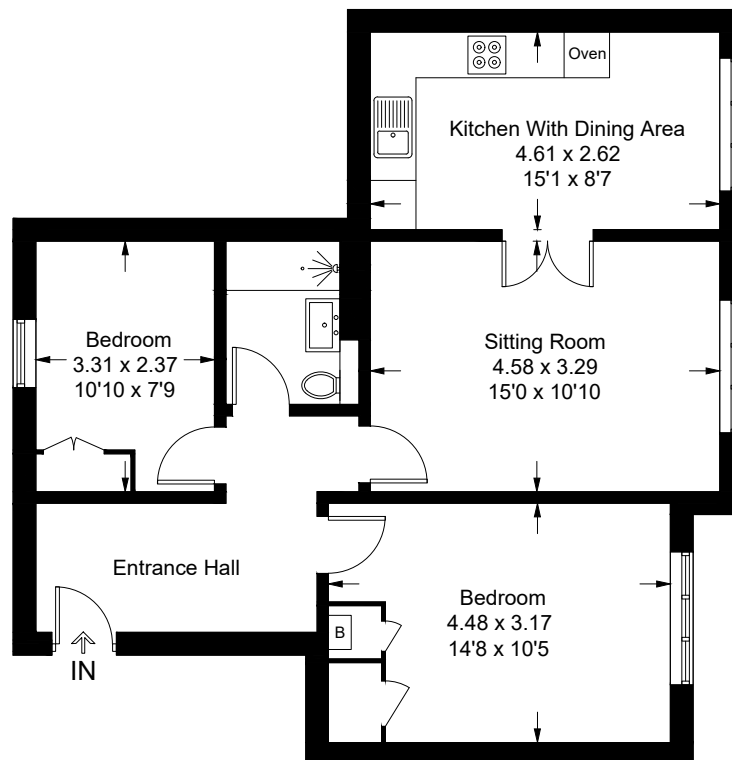
Directions

Sat Nav TN25 4LN

Alternatively, the What Three Words website will take you to the property:

<https://w3w.co/covenants.reassured.blush>

21 Lakeside Village, Chapel Road, Hothfield, Ashford



Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1338797)

www.bardenvisuals.co.uk

OnTheMarket
rightmove

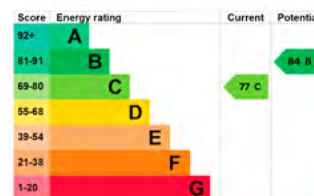


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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

