



Ibbett Mosely

3, Castle Court Hadlow Road, Tonbridge, TN9 1QU
£115,000



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A WELL APPOINTED SOUTH FACING LOWER GROUND FLOOR ASSISTED LIVING RETIREMENT APARTMENT IN AN INTERESTING MCCARTHY AND STONE DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE GOOD POSITION HAVING AN IMMEDIATE ACCESS TO THE GARDENS

- BEDROOM
- WELL APPOINTED WET / BATH ROOM
- SITTING ROOM WITH DINING AREA
- KITCHEN WITH RANGE OF BUILT IN APPLIANCES
- ELECTRIC HEATING AND SEALED UNIT DOUBLE GLAZING
- COMMUNAL PARKING AND LANDSCAPED GARDENS
- RESIDENTS LOUNGE AS WELL AS GUEST SUITES (TO RENT)
- EMERGENCY CALL SYSTEM AND 24 HOUR COVER BY ESTATE MANAGER AND ASSISTANTS, DOMESTIC ASSISTANCE AND LAUNDRY ROOM
- NO CHAIN
- SERVICE CHARGE INCLUDED FOR 2022-2023

AN IMPROVED SOUTH FACING LOWER GROUND FLOOR APARTMENT IN A FINE POSITION WITH DIRECT ACCESS FROM THE DINING AREA TO A SMALL PAVED PATIO AND THE GARDENS.

Castle Court is an interesting assisted living development by McCarthy and Stone constructed in 2006 and comprising 53 one and two bedroom apartments over four floors each served by lifts.

There is an Estates Manager and team of assistants who between them provide 24 HOUR COVERAGE, one hour a week domestic help for residents (additional help can be purchased separately as required), RESIDENTS LOUNGE, FUNCTION ROOM AND RESTAURANT as well as a LAUNDRY ROOM. There is also SECURITY VIDEO CAMERA ENTRY SYSTEM, EMERGENCY CALL SYSTEM and COMMUNAL PARKING with a battery car store and WELL STOCKED LANDSCAPED GARDENS providing idyllic sitting

areas.

SERVICE CHARGE FOR 2022 - 2023 INCLUDED

The whole giving continued independence for over 65's in a secure environment close to every amenity with a bus stop and pelican crossing nearby.

NO CHAIN

TONBRIDGE

Occupying an exceptionally convenient position at the beginning of Hadlow Road within easy reach of doctors surgery, good range of shopping facilities including Waitrose, many eateries and coffee shops as well as a main line station serving London and the South Coast. Nearby leisure amenities include the swimming pool and riverside walks both of which are about half a mile.

The A21 with easy access to Junction 5 of the M25 is available at Morleys Roundabout.

ENTRANCE HALLWAY

With deep walk in storage/linen cupboard housing the Pulsacoil Gledhill hot water off peak mains pressure system store cylinder, slatted shelving and light.

SITTING ROOM WITH DINING AREA

With Creda electric heater. Glazed door to small paved patio and the gardens. Glazed double doors opening to

WELL APPOINTED KITCHEN

With matching range of units and appliances comprising a stainless steel single drainer sink inset to work surface with integrated fridge, cupboards and drawer under and an electrically operated south facing window over having views to the garden. Further extensive work surface having an AEG four ring ceramic hob inset, cupboards and drawers under, integrated freezer, AEG extractor hood over hob. Good range of wall cupboards, AEG eye level oven/grill in drawer housing. Creda wall mounted fan heater.

BEDROOM

With Creda electric heater, double built in wardrobe cupboard. Additional Freshflo fan heater.

SPACIOUS WET/BATHROOM

With panelled bath, wash basin in vanity unit having cupboards under, mirror over. Low level WC suite. walk in shower area, fully tiled to bath and shower . Electrically heated towel rail and Creda electric wall heater.

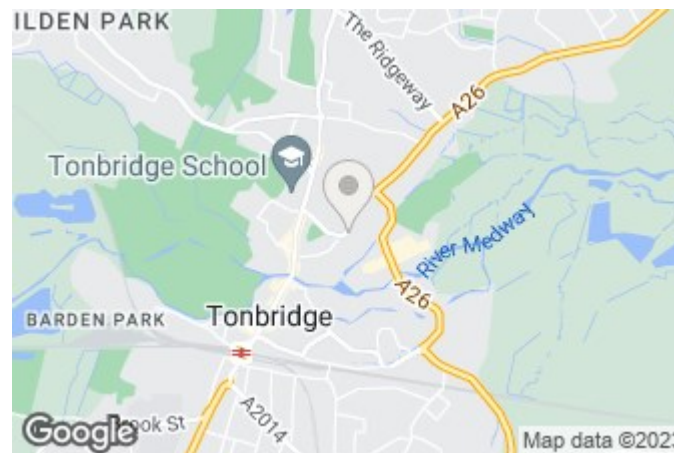
OUTSIDE

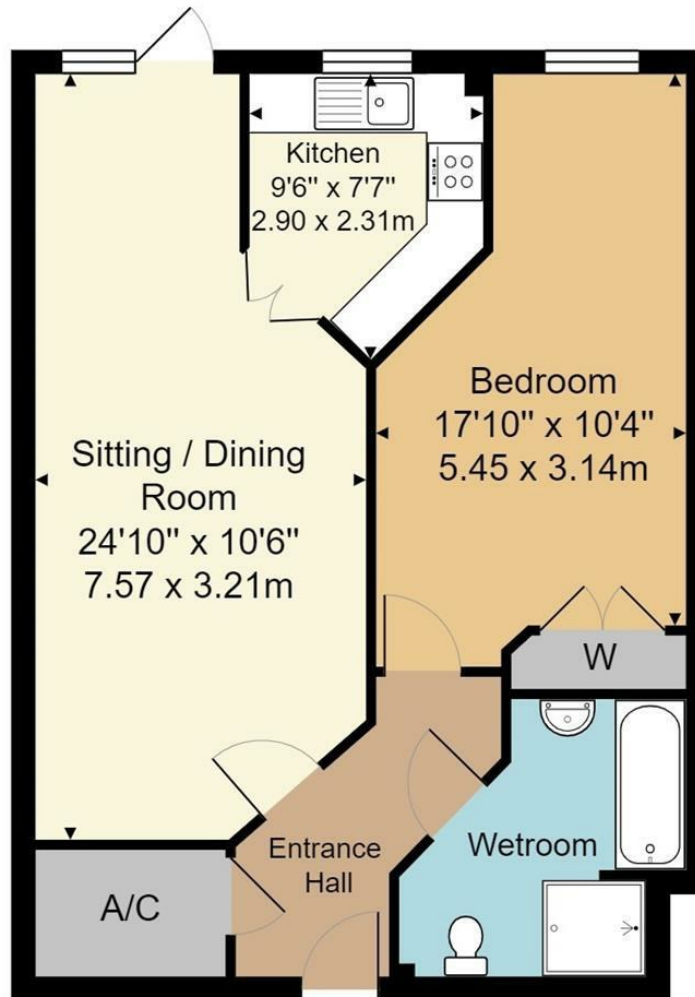
Communal CAR PARKING and BATTERY CAR STORE. DELIGHTFUL WELL STOCKED LANDSCAPED GARDENS, to which this apartment has direct access, surround the building.

NOTES

The apartment is held under a 125 year lease that commenced in 2006 with a current annual Ground Rent of £405. The Annual Service Charge for 2022 - 2023 is £8386.76 . The latter includes domestic help, Estate Manager and assistants providing 24 hour coverage, waitress service restaurant as well as a Residents Lounge and Function Room, use of the Laundry Room. Buildings Insurance, water and external window cleaning is also included.

Residents must be over the age of 65 years or 65/50 if a couple.





Approx. Gross Internal Area
613 ft² ... 56.9 m²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Tonbridge 01732 351323

EPC Rating- B

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