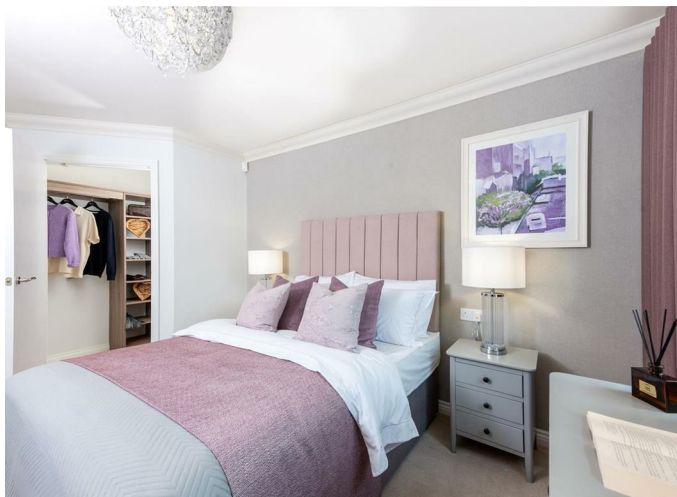


Ibbett Mosely



**14, Paddock Lodge 32 Commercial Rd, Tonbridge, Kent, TN12
6EL
£349,950**



...a name you can trust
offices in Kent and London



14, Paddock Lodge 32 Commercial Rd, Tonbridge, Kent, TN12 6EL

BRAND NEW RETIREMENT APARTMENT. Exclusively for the over 60's, where you can enjoy a new lifestyle with less maintenance and more time for you. Prime TOWN CENTRE location. Hassle free retirement with safety and security built in. Paddock Lodge is situated just a short walk away from the town centre shops, eateries, leisure facilities and the Aylesbury Waterside Theatre. The Wellbeing Suite offers hairdressing, beauty therapy and treatment facilities conveniently located on-site. **MOVE FOR FREE OR UP TO £17,000 CASHBACK* – THE CHOICE IS YOURS! *T&Cs apply**

- 1st Floor 1 Bed Apartment
- Multi-point locking system to front door of apartment
- Guest Suite with shower room for visitors
- Lodge Manager
- Mains-connected smoke detector
- Integrated electric waist-height oven • Ceramic hob • Space
- Lift to all floors Gated development with free parking
- 24-hour support system provided by a digital call system
- Owners' Lounge and coffee bar with communal Wi-Fi
- Landscaped grounds

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DESCRIPTION

Many Owners have taken advantage of these fantastic offers which is why we are bringing our 'Choices' promotion back! We are always here to talk through your options and find out what's important to you, so why pop in for a coffee and a chat?

Up to £17,000 Cashback*
In conjunction with our Home Exchange Service, when you purchase your brand new Churchill Apartment.

Benefits of Home Exchange:

- Guaranteed buyer
- No chain breaks or delays
- Removes uncertainty
- 2 weeks extra in your property after legal completion

OR

Move for Free*

In conjunction with our Selling Made Easy Service, we will pay for your moving costs and take care of the entire process.

Savings include:

- Estate Agent fees
- Solicitor fees
- Stamp Duty
- Removal costs
- Downsizing Service

Paddock Lodge is a brand new collection of 32 one and two bedroom apartments in Paddock Wood. The development is ideally located and in close proximity to local amenities. Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

All apartments are completely self-contained with their own front door, providing you with privacy, peace and quiet when you want it. There is a choice of one and two bedroom apartments and

they may all vary slightly when it comes to dimensions and position of rooms. The communal Owner's Lounge, complete with Wi-Fi and a coffee bar is also a popular feature of all our lodges.

Council Tax - Band D or E

Local Authority – Tonbridge

Services - All main services available

Entrance Hall - Enter through the front door into the entrance hall consisting of doors to the living room, bedrooms, bathroom and storage cupboards.

Living Room - Living room consists of carpet laid to floor, light pendants to ceiling, window and wall mounted heater. Door leading into the kitchen. Space for a sofa suite and a range of other living and dining room furniture.

Kitchen - Fully fitted kitchen with a range of wall and base mounted units, worktops and tiling to splash sensitive areas, inset sink bowl unit with mixer tap, integrated electric hob with extractor over, oven, washer/dryer and fridge/freezer.

Bedroom - Bedroom consists of carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

Bedroom - Bedroom consists of a built in mirrored wardrobe, carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

Bathroom - Bathroom is fully tiled and comprises a wc, hand wash basin unit with storage, heated towel rail and an enclosed walk in shower with hand rail.

Lease Details - The vendor has advised of the following:

Length of Lease - 999 Years From 2023
Ground rent – N/A
Service Charge - £4420.36 per annum

SPECIFICATION

SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system provided by a digital call system
- Multi-point locking system to front door of apartment



KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Space for a free standing washer/dryer
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Ceramic wall tiling
- Provision for a dishwasher

INTERIOR

- Double glazed windows
- Walk-in wardrobes to main bedroom*
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- Sky Q enabled
- TV and telephone points in living room and main bedroom
- Energy-efficient, low-carbon, economical heating system
- Connecting glass-panelled door to kitchen and living area
- Hallway storage cupboard

SHOWER ROOM

- Contemporary white sanitary ware with chrome finishes
- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring
- Ceramic wall tiling

EXTERNAL & COMMUNAL AREAS

- Gated development with free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Buggy storage
- Fully maintained external areas
- Electric Vehicle (EV) charging points

*Selected apartments, please ask the Sales Executive for more details.
2021

APARTMENT SPECIFICATION

Churchill tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet Owners' needs.

Churchill are constantly listening to our Customers to ensure we are learning from them and improving.

These are just some of the elements we include on our developments each informed by our Customers and our experience.

The illustrations are for guidance purposes only of one and two bedroom flats and specification and sizes may vary with different units.

SERVICE YOU CAN TRUST

All Churchill Retirement Living developments are looked after by Churchill Estates, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need

LOCATION

EVERYTHING YOU NEED ON YOUR DOORSTEP

Paddock Wood is a town in the Borough of Royal Tunbridge Wells in Kent and is the centre for hop growing in the county.

Our development is perfectly located in the heart of the town, close to the selection of eateries,

coffee shops, banks and a pharmacy, along with the longstanding feature of Paddock Wood, C.W. Barsley. The department store in the town started life more than 100 years ago as a family tailors and has over time developed into what is locally claimed to be, West Kent's best shopping secret. The town's annual Carnival and Fete is just one of the many attractions of the town along with the annual Paddock Wood half marathon.

Paddock Wood offers a variety of leisure amenities, which includes Putlands Sports and Leisure Centre, which has a wide range of facilities to include short mat bowls. For those who enjoy the outdoor life, Paddock Wood is a great location to explore the surrounding countryside with leafy winding lanes that lead to other rural Kent villages.

Foal Hurst Wood is a must for visitors to Paddock Wood offering 29 acres of ancient woodland and 11 acres of meadowland. The nearby Hop Farm provides a variety of family activities as well as hosting concerts throughout the year.

Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.



TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	8'3" x 8'0"	2515mm x 2450mm
Living room	11'0" x 15'2"	3360mm x 4620mm
Shower room	8'1" x 6'9"	2455mm x 2065mm
Bedroom	10'5" x 14'6"	3170mm x 4425mm



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Tonbridge 01732 351323