



Ibbett Mosely

Tudeley Lane, Tonbridge TN11 0QJ
Price £200,000



A Ground floor apartment with outside patio situated in this luxury retirement complex for over-55's offering a wealth of facilities and amenities.

You can enjoy the privacy of your own beautifully finished modern apartment, whilst being part of a welcoming and vibrant community, with peace of mind that you are in a safe environment with housing staff on-site 24 hours a day, seven days a week, should an emergency arise. There is an onsite restaurant offering a daily two course lunch, an entertainment room on the first floor, creative room giving access to arts & crafts and IT as well as a hairdressers and beauty bar, spa bath and a convenient buggy room to store electric scooters. You purchase 75% of the property whilst Rapport Housing & Care retains the other 25%. With **NO ONWARD CHAIN!!**

- luxury retirement complex for over-55's
- Ground floor 2 bedroom apartment
- Open Plan Kitchen/Lounge
- Outside Patio
- Wet room Shower
- Convenient for High Street and Mainline Station
- Residents Parking
- Gas Fired Heating
- Double Glazing
- Communal Gardens

DESCRIPTION

Entrance through Communal Entrance with residents reception area. Through automated double doors leading to the Entrance through Front Door.

ENTRANCE HALL: Spacious entrance hall which is suitable for wheelchair user, composite front door with keyless entry and dual spyholes, radiator, video entry system, emergency pool cord, hardwire smoke alarm, cupboard with boiler and filter system, further storage cupboard with fuse box.

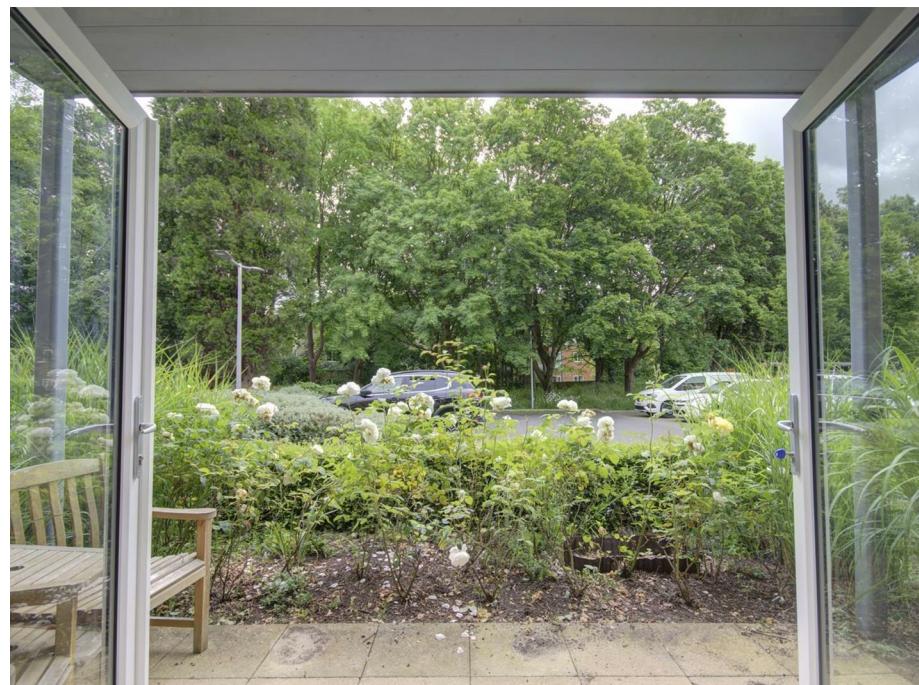
LOUNGE/KITCHEN: Lounge area - double patio doors leading

to delightful outside patio, radiator, TV and satellite points, phone point.

Kitchen area - Fitted with wall and floor cupboards and drawers with worksurface and tiled splashbacks, 1½ sink unit with mixer tap and drainer, integrated fridge freezer, washing machine and dishwasher, induction hob and under counter oven with stainless steel extractor hood above.

BEDROOM: double glazed window, phone and TV point, emergency pull cord.

BEDROOM: double glazed window which overlooks the





communal garden and car park, radiator, emergency pull cord, TV and phone point.

SHOWER ROOM: Large step in shower cubicle with thermostatic controls and hand held attachment, hand rail, tiled walls, wc with concealed cistern, wall hung basin, heated towel rail, emergency pull cord.

OUTSIDE: Communal garden with lots of seating areas/benches suitable for walking frames and wheelchair users, patio area space for pots, table and chairs, mature shrubs and plants, lawn, Residents parking

TENURE: Leasehold

COUNCIL TAX BAND: D

Kitchen: 8'9 x 7'2

Lounge :16'7 x 13'3

Bedroom 1; 15'1 x 9'10

Bedroom 2 :10'1 X 10'9

Shower Room : 9'10 x 7'2

AGENTS NOTE

Leasehold Lease Start Date BETA

04 Jun 2143 Lease Term BETA

125 years from and including 4 June 2018 Lease Term Remaining

BETA 119 years

Service Charge - currently £7,800.71 pa

Ground Rent - currently £0.00

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

Local Authority Kent Council Tax Band: D

Annual Price:£2,266

Conservation Area No

Flood Risk No Risk

You purchase 75% of the property whilst Rapport Housing & Care retains the other 25%.





LOCATION

Rosewell House is ideally located making it easily accessible. The main line train station is just a few miles away and a connecting bus stop is at the top of the road giving easy access to the nearby towns. With Tonbridge on your doorstep. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

Older Persons Shared Ownership (OPSO)

Criteria for OPSO at Rosewell House:

Applicants can apply to buy the home if all of the following apply:

- They are 55 years old or over
- Their household income is £80,000 or less
- They cannot afford all of the deposit and mortgage payments to buy a home that meets their needs on the open market

One of the following must also be true:

- They are a first-time buyer
- They used to own a home but cannot afford to buy one now
- They are forming a new household - for example, after a relationship breakdown
- They are an existing shared owner, and they want to move
- They own a home and want to move but cannot afford to buy a new home for their needs

If they own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of their application, their finances and credit history will be assessed to ensure that they can afford and sustain the service charges.

Please also note that a care requirement of a minimum 3.5hrs per week is applicable to this property.

A RICS valuation will be required at the point of agreement of sale as a condition stipulated in the lease and we will need formally approve the buyer.

When you have an interested applicant, they will need to meet with the Housing Manager at Rosewell House to be financially assessed and complete a housing need assessment (this relates to care requirements).





Typical two bedroom apartment (OPSO)

Average size - 74m²

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EPC Rating- B

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
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