



Holmes Court

Ibbett Mosely

Medway Wharf Road, Tonbridge TN9 1GS





5, Medway Wharf Road, Tonbridge, TN9 1GS

One bedroom Well presented Ground Floor Retirement Flat convenient to Waitrose, Iceland and Town Centre offering vacant possession and no onward chain. Viewing is strongly recommended.

- Short walk to Iceland, Waitrose and Town
- 24 Hour Emergency System/Cords. Residents Lounge & Terrace
- Kitchen
- Vacant Possession
- Lounge
- Bedroom
- Ground Floor One Bedroom Retirement Flat
- Entrance Hallway
- Bathroom

Nestled in the heart of Tonbridge on Medway Wharf Road, this modern bright and airy ground floor retirement flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a welcoming communal entrance hallway, with resident lounge, managers office and communal toilet and leads to both stairs and a lift, ensuring ease of movement throughout the building.

Upon entering the flat, you are greeted by a spacious entrance hallway, which includes a built-in deep airing cupboard for added storage. The lounge and dining area, measuring an impressive 22'9" by 10'8" at its maximum, offers a bright and airy space perfect for relaxation or entertaining guests. Adjacent to this, the well-appointed refurbished kitchen, measuring 7'4" by 7'0", is equipped with fitted base and wall-mounted units, along with high-quality AEG appliances, including an oven, microwave, and electric hotplate, complemented by a built-in fridge and freezer.

The bedroom is generously sized at 15'6" by 9'4" and features a built-in double mirror wardrobe cupboard, providing ample storage for your belongings. The bathroom is fitted with a refurbished modern white suite, comprising a WC, wash hand basin, and a panelled bath with a shower attachment, ensuring both style and functionality.

This property is designed with communal facilities that enhance the retirement lifestyle, offering a supportive and friendly environment. With its prime location and thoughtful layout, this flat is an ideal choice with no forwarded chain.

PROPERTY SUMMARY

Features:

Communal Areas:

Ground floor communal entrance hallway with access to stairs and lift

Entrance through Ground floor Front Door

Entrance Hallway with built in deep airing cupboard

Comprising Lounge/ dining room 22'9 x 10'8 max

Kitchen 7'4 x 7'0 max with fitted base and wall mounted kitchen units, built in AEG oven, AEG

Microwave, AEG electric hotplate with built in Fridge and built in Freezer

Bedroom 15'6 max x 9'4, built in double mirror wardrobe cupboard

Bathroom White suite comprising WC, Wash hand basin, Panelled bath with Shower attachment over

The property offers communal facilities designed to support a comfortable and convenient retirement lifestyle.

PROPERTY NOTES

It is a condition of purchase that residents be over the age of 60 years, or for couples that one person is over the age of 60, and the other is over the age of 55

Holmes Court Facilities The building benefits from a residents lounge, communal laundry, guest suite, Development Manager, 24-hour emergency call system, lift to all floors, and a communal satellite dish (additional fees apply for Sky TV). Lease, Service Charge & Ground Rent tbc

AGENTS NOTE

Maintenance fees:

Half-yearly service charge approx. £1600 (First Port)

Half-yearly rent approx. £215 (Estates & Management Limited)

TBC Leasehold Lease Start Date BETA 25 Jul 2008

Lease End Date BETA 01 Feb 2133

Lease Term BETA 125 years from 1 February 2008

Lease Term Remaining BETA 108 years

Local Authority Kent

Council Tax Band: D

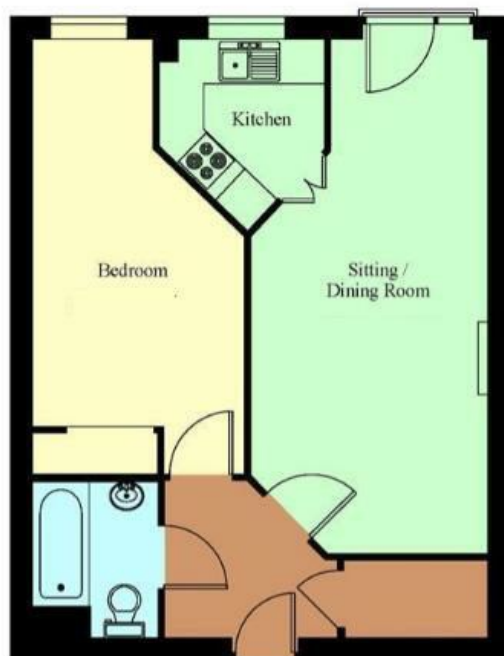
Annual Price: £2,266

Conservation Area No

Flood Risk Medium



Floorplan



For Identification Purposes Only.

Ibbett Mosely

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