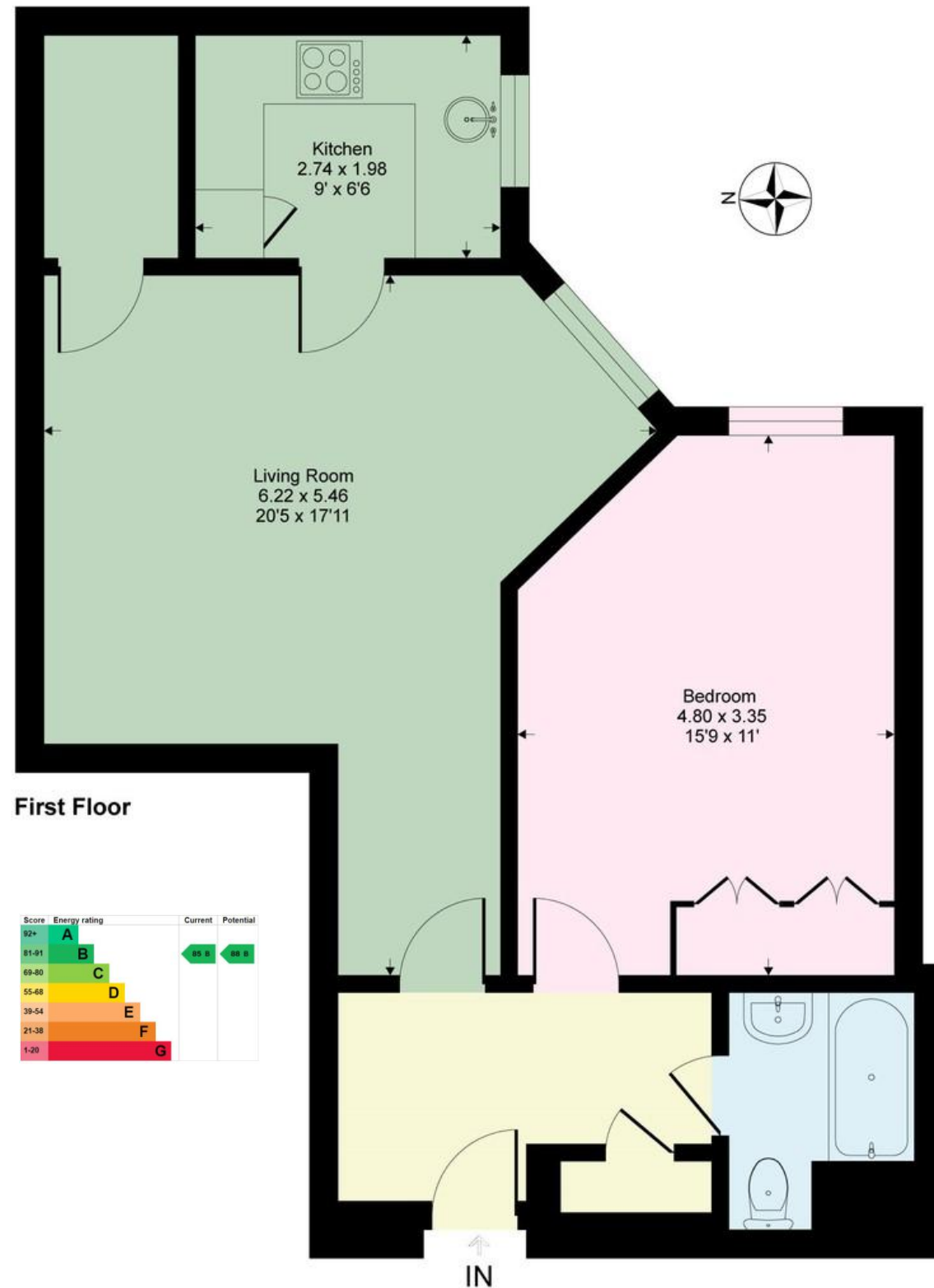


Chartwell Lodge, TN4

Approximate Gross Internal Area = 58 sq m / 622 sq ft



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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16 Chartwell Lodge,

Bishops Down Road, Tunbridge Wells, TN4 8AF

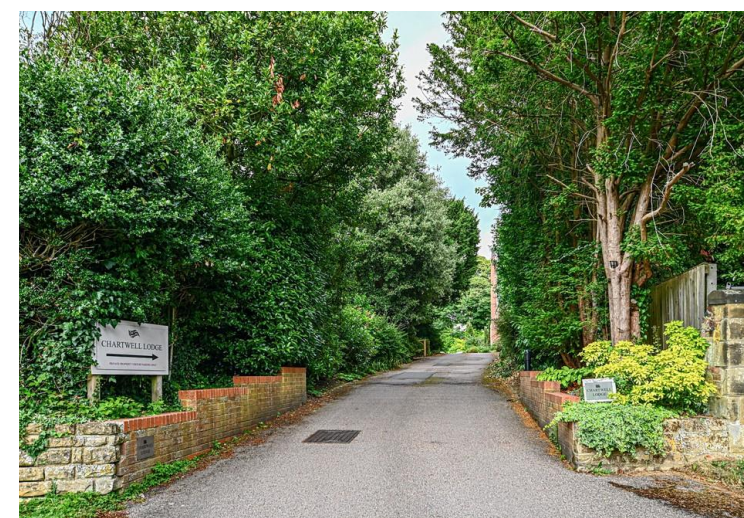
SUMNER PRIDHAM

A quietly located first floor apartment in an attractive and convenient setting, located close to Tunbridge Wells Common. This apartment benefits from having larger than average sized rooms which are well proportioned. This is an ideal property for those seeking independent living with the reassurance of a lodge manager and 24 hour careline.

Hall, Sitting/Dining Room, Fitted Kitchen, Double Bedroom, Bathroom, Useful Storeroom, double Glazed Windows, Electric Wall Mounted Radiators, Staircase and Lift to first floor.

All apartments benefit from the use of a Guest Suite for relatives and friends which has an Ensuite Bathroom, Communal Lounge for social events and private hire, Laundry, well-tended Gardens, Resident and Visitor Parking.

£195,000 Leasehold *No Forward Chain*



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A well-presented first floor apartment enjoying a popular location within the building.
- ◆ Sought after location away from traffic yet within walking distance to the common and bus services.
- ◆ Attractive setting in well-tended established gardens for the benefit of the residents arranged in a French Parterre with seating areas and lawns.
- ◆ Front door to hall decorated with dado rail and coved ceiling, panelled internal doors including storage cupboard with hanging rail and shelf.
- ◆ Well-proportioned sitting room which includes large double glazed casement windows overlooking the outside seating area and entrance to the building.
- ◆ Walk-in store cupboard with substantially built shelving, also housing the hot water tank, auto light.
- ◆ Well fitted kitchen with worksurfaces arranged over 3 walls incorporating ceramic electric hob with a stainless steel extractor above, stainless steel sink and drainer below window with southerly views to the entrance.
- ◆ Further integrated appliances include fridge, separate freezer, eyelevel Zanussi stainless steel oven and comprehensive range of fitted cupboards, drawers, and matching wall mounted cabinets.
- ◆ Attractive and well-proportioned double bedroom with an outlook to the front of the building and a pair of panelled doors to generous fitted wardrobe cupboards.



- ◆ Bathroom is fitted with panelled bath with separate shower above with shower screen and handrails, low level WC, washbasin with cupboard beneath, mirror, and light above, tiled walls, chrome towel rail, wall mounted convector heater, and coved ceiling.

Outside

- ◆ One of the features of Chartwell Lodge is its prestigious and quiet location.
- ◆ Residents are able to enjoy beautifully attended gardens which are arranged as a French parterre with seating areas lawns and well established shrubs.

Practicalities

- ◆ The accommodation is normally limited to those aged 55 and above.
- ◆ There is a lodge manager, plus the reassurance of a 24 hour careline.
- ◆ Guest suite for relatives and friends with en-suite bathroom. Tea and coffee making facilities available.
- ◆ Communal laundry includes washing machines and tumble dryers.
- ◆ The communal lounge with kitchen is used on a regular basis with social events which include weekly coffee mornings, afternoon tea and other social events.
- ◆ The apartment is held on a 125-year lease which commenced 1st July 2007.
- ◆ Ground rent £811.26 per annum.
- ◆ Millstream Management Services Ltd service charges currently £2641.80 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band D

Services

- ◆ Mains electricity, water, drainage and electric heating.

Directions

- ◆ From our office in Vale Road, proceed into the London Road and go in a northerly direction. At the first set of traffic lights turn left into Church Road which joins Mount Ephraim going in a westerly direction. After the Travelodge take the next right hand turn into Bishops Down Road and then after a short distance the entrance to the drive to Chartwell Lodge will be found on the right

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

