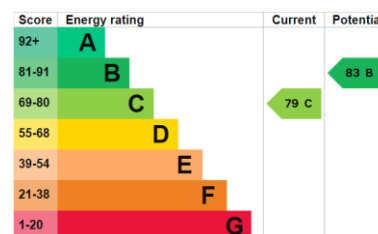


Ground Floor



14 Chartwell Lodge

Apartment - Gross Internal Area : 43.7 sq.m (470 sq.ft.)



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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.



14 Chartwell Lodge, Bishops Down Road Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

A well-presented and recently redecorated 1 bedroom ground floor flat with its own access out to a patio plus use of a beautiful, tended garden, located in a purpose built property designed for independent living but with the benefit of a lodge manager. Convenient location to the town in an attractive setting.

Communal Hall, Lounge with communal Kitchen, Laundry Room, Guest Suite.

Hall with useful Storage Cupboard, Sitting/Dining Room, fitted Kitchen, Shower Room, Double Bedroom, adjacent communal patio and attractive Communal Gardens, visitor, and resident parking on a first come first serve basis.

Guide price £169,500 Leasehold *No Forward Chain*





Property Description

- ◆ A well-presented ground floor apartment with direct access to a patio in a purpose built property designed for independent living with the reassurance of a 24 hour careline and lodge manager.
- ◆ Quiet location set in beautiful gardens, yet convenient to Tunbridge Wells Common and town centre.
- ◆ Front door leads into the hall with the @Appello 24 hour Careline, panelled doors and coved ceiling.
- ◆ Recently redecorated and new carpets fitted throughout the property.
- ◆ Storeroom with auto light, circuit breaker, electric meter, and also housing the hot water tank and fitted shelving.
- ◆ Multipaned glass door leads to a sitting/dining room which features modern fireplace with electric flame effect fire plus wall mounted TV above adding a focal point to the room, radiator, door leading out to paved patio.
- ◆ Well-fitted kitchen with worksurfaces arranged over 3 walls, stainless steel sink and drainer, tiled splashback, window out to the front, comprehensive range of cupboards and drawers, matching wall mounted



- cabinets, eye level oven, Bosch dishwasher, integrated fridge and freezer, wall heater and coved ceiling.
- ◆ Double bedroom with window to front, fitted double wardrobe cupboards with sliding mirrored doors, electric wall mounted radiator and coved ceiling.
- ◆ Shower room, wash basin with cupboard under, mirror and light above, low level WC, shower cubicle, mirrored cabinet, convector heater.

Outside

- ◆ The property is set in attractive well-tended gardens designed as a Parterre with designated seating areas, separate visitor parking spaces and residents parking on a first come, first served basis, designated shelter for mobile scooters.

Practicalities

- ◆ Accommodation is normally limited to those aged 55 and above.
- ◆ There is a lodge manager plus the reassurance of a 24 hour careline.
- ◆ Communal laundry includes washing machines and tumble dryers.
- ◆ Communal Lounge also has a kitchen and is used on a regular basis for social events, weekly coffee mornings, knit and natter, and afternoon tea.
- ◆ The apartment is held on 125 year lease commencing on the 1st July 2007 (108 years remaining).
- ◆ Ground rent £811.26
- ◆ Service Charge £2641.80
- ◆ TWBC tax band D £2233.93

Guest Suite

- ◆ Guest suite for relatives and friend with an ensuite bathroom, tea and coffee making facilities, available at a nominal charge.

Services

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

Viewing

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

