



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 Hale Court

House - Gross Internal Area : 59.9 sq.m (644 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.



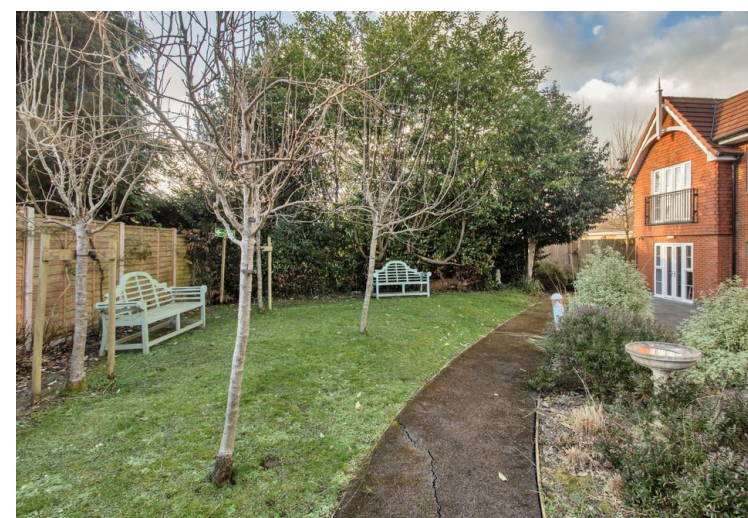
5 Hale Court, 7 Culverden Park Road
Tunbridge Wells, TN4 9QX

SUMNER PRIDHAM

A conveniently located 2 bedroom ground floor retirement apartment with its own access out on to a paved patio, an ideal property for those seeking independent living with a real family feel and strong community ethos. With the additional benefit of a communal lounge and dining room, provision of a daily 2 course meal, cleaner once a week and a 24 hour member of staff on the premises. All set in an attractive modern building with its own communal garden.

Communal Hall, Hall with storage cupboards, combined Kitchen Reception Room, 2 Bedrooms, Wet Room Shower, Central Heating, Double Glazed Windows, Communal Lounge/Dining Room, Communal Garden with seating areas, Visitor Parking.

Guide price £275,000 - £295,000 Leasehold *No Forward Chain*



5 Hale Court, 7 Culverden Park Road, Tunbridge Wells, TN4 9QX



Property Description

- ◆ A spacious 2-Bedroom ground floor apartment in an attractive building age restricted to 55 years and older.
- ◆ Spacious rooms include a kitchen/reception room with doors out to a paved patio.
- ◆ Attractive communal lounge and dining room with daily 2 course meal included in the service charge.
- ◆ Visitors can also book to join residents for these meals.
- ◆ Spacious hall with storage and cloaks cupboard.
- ◆ Kitchen/reception room enjoys a dual aspect and door out to paved patio with wrought iron railings plus a Juliette balcony to the side.
- ◆ Kitchen is fitted with worksurfaces over 3 walls including a stainless steel sink and drainer with window above and cupboards beneath, saucepan drawers, AEG induction hob, stainless steel eyelevel oven, stand alone fridge/freezer, integrated dishwasher and washing machine.
- ◆ 2 double bedrooms both with outlooks to the front.
- ◆ Large walk in wet room with fitted shower and handrails plus a folding seat, low level WC with concealed cistern, wall mounted washbasin with mirror above, air extractor and tiled walls.



- ◆ Communal lounge and dining room provides an attractive setting with views and access out to the communal gardens.
- ◆ Visitor parking provided.

Practicalities

Service charge £1719.80 per calendar month to include the following.

- ◆ Member of Staff on site 24 hours a day.
- ◆ Ground Rent
- ◆ Food – A lunch time meal consisting of two courses followed by tea or coffee
- ◆ One hour per week of general assistance. This can include domestic cleaning, changing the bed, putting on the laundry.
- ◆ Building insurance
- ◆ Gardening and grounds maintenance
- ◆ Internal maintenance, including the cleaning, lighting, repairing and redecorating of communal areas.
- ◆ External maintenance, including painting, roof renewal, external lighting replacement, resurfacing of courtyards, upkeep of parking spaces.

Viewing

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

