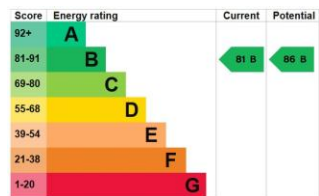
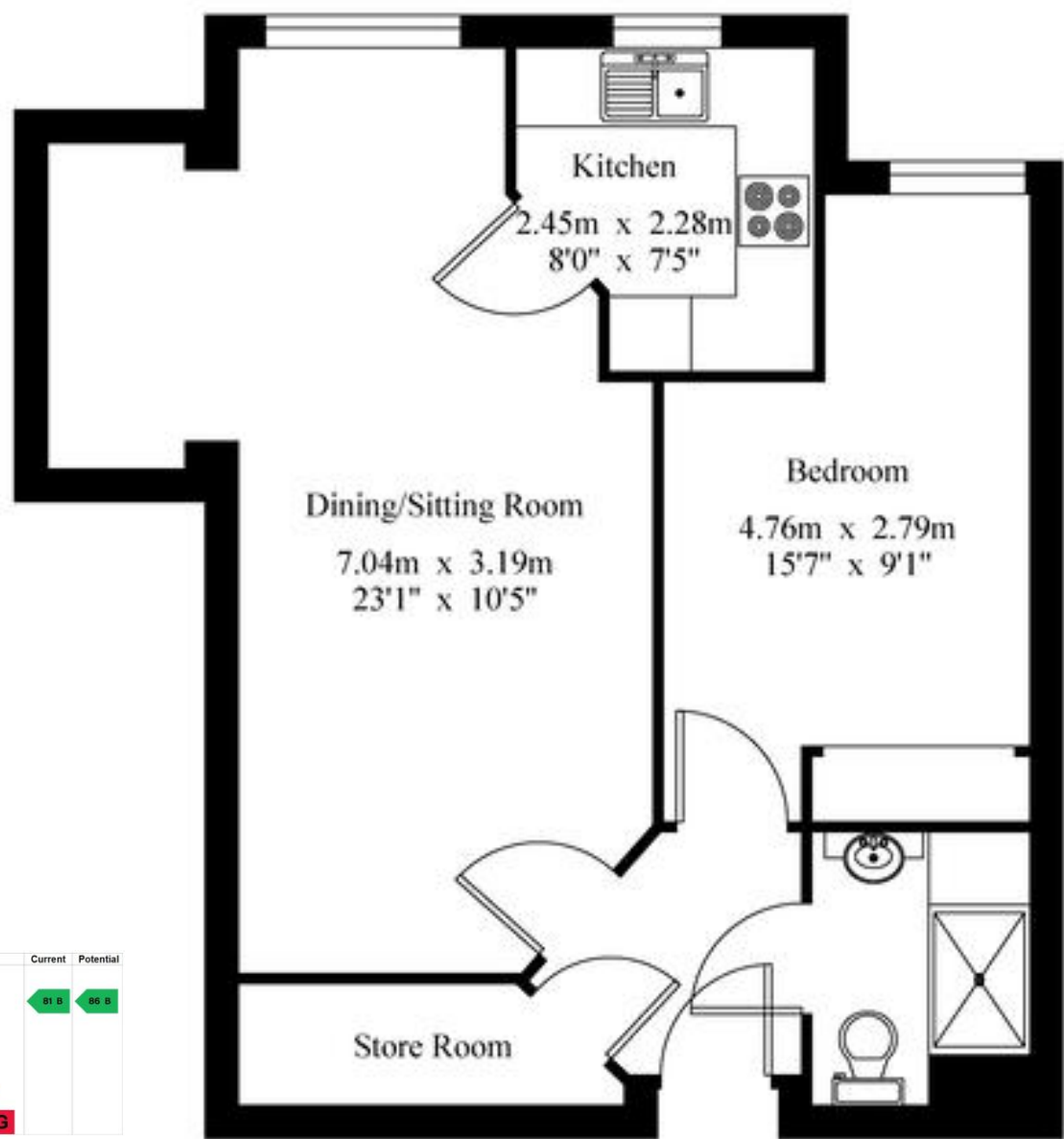


25 Chartwell Lodge

Gross Internal Area : 50.0 sq.m (538 sq.ft.)



First Floor



For Identification Purposes Only.
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25 Chartwell Lodge

Bishops Down Road, TN4 8AF

SUMNER PRIDHAM

A purpose built and well-designed first floor apartment, formerly the show flat, set in beautiful gardens, providing independent living with the reassurance of a Lodge Manager and 24 hour care line. Accessible to the town and central station.

Communal Lounge for social events and private hire, Guest Suite for relatives and friends with En-suite Bathroom, Front door to Hall, Sitting/Dining Room, Fitted Kitchen, Double Bedroom, Bathroom, Large Walk-in Storeroom, Double Glazed Windows, Beautiful Communal Gardens, Parking.

All apartments benefit from the use of a guest suite for relatives and friends which has an ensuite bathroom.

Guide price £175,000 Leasehold *No Forward Chain*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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, chosen as the show flat when new.
- ◆ Security controlled front door to communal entrance porch and lounge.
- ◆ The first floor apartment can be reached by lift or staircase.
- ◆ Front door to hall and door to large walk-in store with slatted shelving, electric meter and consumer box.
- ◆ The spacious sitting/dining room enjoys an attractive and private outlook and includes a useful recess for accommodating a piece of furniture or dining room table and chairs.
- ◆ Attractive fireplace surround with fitted electric fire.
- ◆ The fitted kitchen has a range of matching cupboards and drawers including eye-level cupboards and window with attractive outlook.
- ◆ Appliances include eye-level oven, four ring electric hob with extractor and light above, integrated fridge and freezer and stainless steel sink with drainer.
- ◆ Double bedroom with attractive outlook and fitted double wardrobe.
- ◆ Shower room with large, tiled shower cubicle, low-level WC, pedestal washbasin, Dimplex heater and heated towel rail.



Outside

- ◆ One of the features of Chartwell Lodge is its prestigious and quiet location, set in beautifully tended gardens with a number of bench seating areas for the enjoyment of all the residents

Situation

- ◆ Within a short walk are two bus stops, service 280 on Bishops Down Road and service 281 outside the Spa Hotel, on approximate fifteen minute intervals during the day.
- ◆ Tunbridge Wells Common has a number of accessible walks and seating areas.
- ◆ The mainline station is 0.7 miles, and the historic Pantiles is 0.6 miles with its cafes, restaurants and independent shops together with the High Street

Practicalities

- ◆ There is a Lodge Manager and a 24 hour care support system.
- ◆ A guest suite for relatives and friends with an en-suite bathroom.
- ◆ The communal laundry includes washing machines and tumble dryers.
- ◆ The communal lounge is used on a regular basis for social events which include weekly coffee mornings, afternoon tea, amongst other social events.
- ◆ The apartment is held on a 125 year lease which commenced 2007
- ◆ Service charge is currently £2641.80 per annum.
- ◆ Ground rent £683.96 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band D

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 Travel Lodge 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 by sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

