



3 Chartwell Lodge, Bishops Down Road

Tunbridge Wells, TN4 8AF

► SUMNER PRIDHAM ◄

A purpose built and well-designed ground floor apartment benefiting from its own enclosed patio plus beautiful communal gardens. All in a quiet convenient location away from busy traffic. Chartwell Lodge provides independent living with the reassurance of a Lodge Manager and 24 hour care line. Communal lounge for social events and private hire, guest suite with en for relative and friends with en-suite bathroom. No Forward Chain.

Hall, Sitting/Dining Room, Fitted Kitchen, Double Bedroom, Bathroom, useful Walk-in Storeroom, Outside Enclosed Patio, Communal Gardens, Parking.

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





Flat 3, Chartwell Lodge

Gross Internal Area : 48.8 sq.m (525 sq.ft.)



The Property

- ◆ A quietly located retirement property with a lodge manager and 24 hour careline.
- ◆ Own front door to hall.
- ◆ Sitting/Dining Room with feature fireplace and French door out to a patio and beyond to attractive communal gardens.
- ◆ Fitted kitchen with a good range of cabinets and work surfaces. Appliances include integrated fridge, freezer and eye-level oven.
- ◆ Double bedroom with fitted wardrobe cupboard.
- ◆ Bathroom with large walk-in shower, washbasin with vanity cupboards below, low-level WC, heated towel rail, tiled walls and window

Outside

- ◆ Apartment 3 has direct out on to its own enclosed patio.
- ◆ One of the features of Chartwell Lodge is its beautiful well-tended communal gardens which are arranged as a French Parterre with seating areas and lawns for the enjoyment of the residents.
- ◆ Resident and visitor parking on a first come first serve basis.

Situation

- ◆ Within walking distance of two bus stops, and Tunbridge Wells Common with its seating areas and walks is easily accessible.
- ◆ The historic Pantiles is 0.6 miles and Tunbridge Wells mainline station is 0.7 miles with its links to London and the south coast.

Practicalities

- ◆ The accommodation is normally limited to those aged 55 and above, and benefits from a lodge manager, plus there is 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 machine and tumble dryer.
- ◆ The communal lounge with kitchen is used on a regular basis with social events which include weekly coffee mornings, afternoon tea, scrabble, fortnightly exercise class, monthly discussions, music and poetry groups, amongst other social events.
- ◆ The apartment is held on a 125 year lease which commenced 2007.
- ◆ Service charge £2641.81 per annum.
- ◆ Ground rent £811.26.
- ◆ 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 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 through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615