



KMJ Property

St. Pauls Court, St. Pauls Street, Tunbridge Wells



KMJProperty
Your local independent Estate Agent

- Retirement Complex
- On - Site House Manager
- Wonderful Community
- 2 Bedrooms
- Modern Fitted Kitchen
- Beautifully Presented
- Chain Free

Set within a wonderful community and stunning grounds of St Paul's Court, for the over 60s, is this 2 bedroom, first floor apartment benefitting from a modern fitted kitchen, spacious living room, versatile second bedroom that could be used as a dining room and a shower room.

The apartment also has access to parking, an onsite launderette and house manager office.

The village of Rusthall boasts an abundance of amenities including independent butchers, bakers, hardware store, chemist, library, post office, medical centre, primary school and health shop.

In addition to this there is a reliable bus service that runs into Tunbridge Wells Town centre every 15 minutes where you can benefit from the array of pubs, bars and restaurants that Tunbridge Wells has to offer. Tunbridge Wells offers a mainline station with direct trains to London and the Coast.

Ground Rent: £225 PA
Maintenance Charge: £139.67 PCM
Unexpired Lease: 63 years.

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

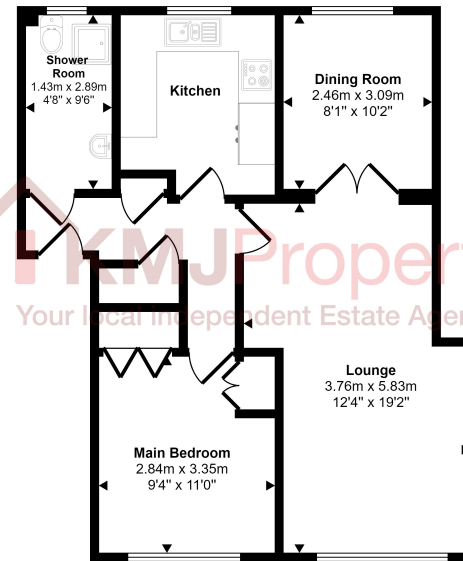
What 3 Words: ///habits.rentals.nerd

From our Tunbridge Wells Office, turn left, and head down the high street. Then, turn left into St Paul's Street and continue until you arrive at St Paul's Court.

Council Tax: A

Tenure: Leasehold

Approx Gross Internal Area
57 sq m / 614 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

AGENT NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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