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 **KMJProperty**  
Your local independent Estate Agent

# St Pauls Court, Rusthall, Tunbridge Wells

Offers In Region Of £165,000

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Located in the popular village of Rusthall is this 2 bedroom retirement property.

St Pauls Court is centrally located to all the amenities the village has to offer. Rusthall benefits from an abundance of local independent shops such as a butchers, bakers, chemist, hardware store and health shop. In addition to this, there is a reliable bus service that runs into Tunbridge Wells town centre every 12 minutes where you will find an array of pubs, bars, restaurants and a selection of shops.

This property comprises: a bathroom, walk in bath, a main bedroom with fitted wardrobes, a kitchen providing wall mounted and floor level storage and an additional bedroom that could also be used as a dining space. This property will need renovating and updating.

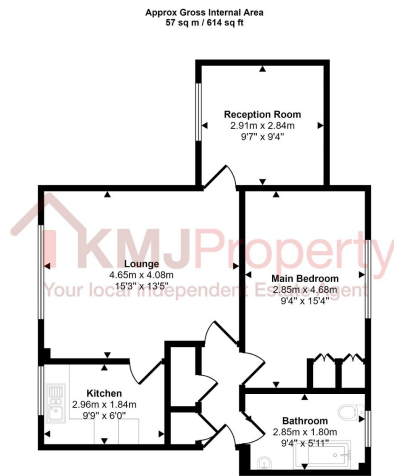
St Paul's Court is a highly in demand complex, due to it's wonderful community feel, well maintained gardens and convenient location. Onsite there is a communal laundry room with washing machines and a tumble dryer, in addition to a wardens office and an outside water tap. Allocated parking spaces are available for rent.

Lease Remaining: 64 Years

Maintenance Charge: £1896.12 p.a

Ground Rent: £225 p.a

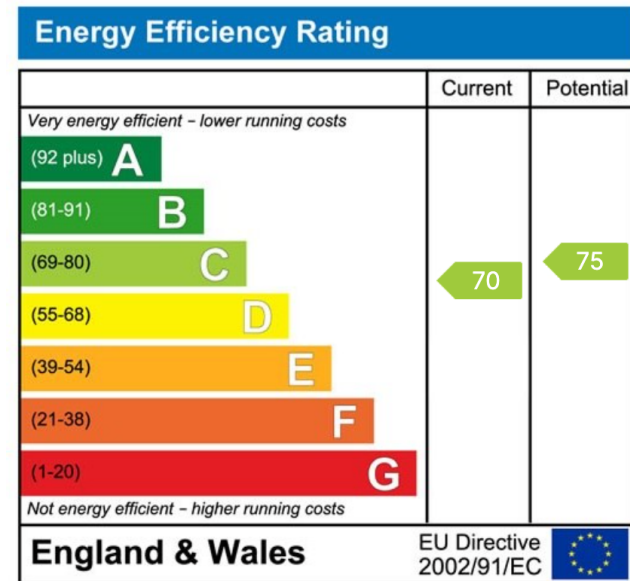




Floorplan

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.

- Over 60s Development
- 2 Bedrooms
- House Manager
- Laundry Room
- Council Tax B
- First Floor Flat
- In Need of Updating
- Communal Gardens
- EPC C



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Offices in Tunbridge Wells & Crowborough

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