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 **KMJProperty**
Your local independent Estate Agent

St Paul's Court, Rusthall, Tunbridge Wells

£225,000

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This property comprises a bright and airy lounge area with patio doors leading you directly into your own private garden.

A kitchen area with plenty of upper and lower storage, integrated appliances and ample counter top space.

The bedroom provides a convenient built in wardrobe/storage space.

Lastly the bathroom promotes a large walk in electric shower, mirror and convenient lighting above. This property is in slight need of updating.

St Paul's Court is a highly in demand complex, due to it's wonderful community feel, well maintained communal gardens and convenient location.

On site 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.

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.

Leasehold

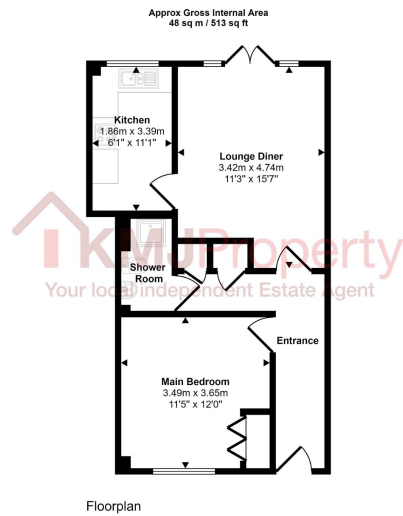
Lease remaining: 63 years

Ground Rent: £180 Annually

Service Charge: £132.79 per month

Council Tax Band A





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
- Private Garden
- 1 Bedroom
- Leasehold
- Ground Floor Flat
- Village Location
- House Manager



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Offices in Tunbridge Wells & Crowborough

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