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## Chartwell Lodge, Tunbridge Wells

Offers in the Region of **£390,000**



**Council Tax Band: D**

**Property Type: Flat**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

This well presented 2 bedroom ground floor is quietly located in an attractive and convenient setting close to Tunbridge Wells common. An ideal property for those seeking independent living with the reassurance of a lodge manager and 24 hour care line.

Entering the property you are welcomed by a generous entrance hall with a convenient large storage cupboard to the right.

The open plan airy lounge/dining area with plentiful room for additional furniture. This splendid room French doors lead you directly outside to the garden, where you have use of a communal patio area.

A kitchen area conveniently attached to the lounge and offers plenty of upper and lower storage, integrated appliances including electric hob, oven and hood, and ample counter-top space.

The two double bedrooms are light, spacious and pleasantly restful with its garden outlook and includes built-in, mirrored double wardrobe/storage.

Heading through to the bathroom, you are provided with a sleek appearance paired nicely with a large power shower, WC, wash basin and ample under basin storage.

**Chartwell Lodge:**

In a prestigious, quiet location near Tunbridge Wells Common, this accommodation for residents aged 55+ offers beautifully maintained gardens with seating areas, lawns, and mature shrubs. Chartwell Lodge features a communal lounge, kitchen with patio access, lodge manager's office, laundry room, and benefits from a lodge manager and 24-hour careline for added peace of mind.

The communal lounge with kitchen is used on a regular basis for events which include weekly coffee mornings, afternoon tea and other social events. In addition there are guest suites available for relatives and friends with an en-suite bathroom.

- Ground rent £811 per annum.
- Millstream Management Services Ltd service charges currently £2,103 per annum.
- Council Tax Band D



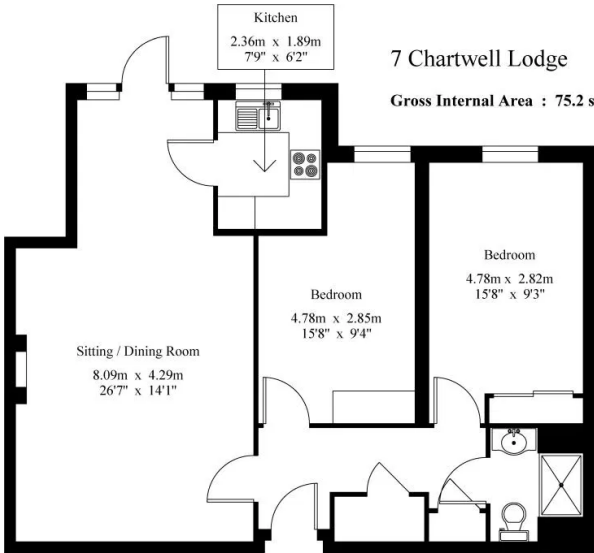












7 Chartwell Lodge  
Gross Internal Area : 75.2 sq.m (809 sq.ft.)

Ground Floor

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient – lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | 82                                                                                                            | 84        |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient – higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |





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## CONTACT US

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