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**Holmes Court**  
**Medway Wharf Road**  
**Tonbridge**  
**£175,000**



### Modern 2 Bedroom Retirement Apartment in Central Tonbridge

This modern two bedroom third floor retirement flat has a living-dining room with feature fireplace. The fitted kitchen is well equipped with slimline dishwasher, integrated fridge & freezer, fan oven and electric hob. The shower room has a large walk-in shower. The master bedroom has a fitted wardrobe with mirror door, and there is a second double bedroom. There is also a sizable storage cupboard in the entrance hallway. The flat is double glazed throughout and has an energy performance certificate of band B. Holmes Court benefits from a lift, residents lounge, communal laundry, and guest suite. The Development Manager is situated on the ground floor and there is a 24 hour emergency call system so residents can easily get assistance if required. It is a condition of purchase that residents need to be over the age of 60, or for couples one person must be over the age of 60 and the other over 50. Holmes Court is centrally located just a short walk from Waitrose and Tonbridge High Street. Viewing highly recommended.





## ACCOMMODATION

### Living-Dining Room

The modern living-dining room has a feature fireplace with electric heater. There is a double glazed window with a view to the front of the property and additional heating from wall mounted convection and storage heaters. The room is bright and airy and has a TV point.

### Modern Kitchen

The modern kitchen has an electric fan oven and four ring electric hob. There is a stainless steel sink with mixer tap, a slimline dishwasher, an integrated under counter fridge and separate under counter freezer. The room has a double glazed window and double French doors that open onto the living room.

### Modern Shower Room

The modern shower room has a large walk in shower, a WC and wall mounted basin with storage cupboard underneath. There is a wall mounted mirror and a heated towel rail.

### Master bedroom 18' 1" x 9' 4" (5.5m x 2.84m)

The master bedroom has a fitted wardrobe with mirror doors, there is a double glazed window that overlooks the front of the property, and a wall mounted electric heater.

### Double Bedroom 2 18' 1" x 10' 1" (5.5m x 3.08m)

The second double bedroom has a double glazed window that overlooks the front of the property and a wall mounted electric heater.

### Retirement Property Restrictions

It is a condition of purchase that residents be over the age of 60 years, or for couples that one person is over the age of 60, and the other is over the age of 50.

### Holmes Court Facilities

The building benefits from a residents lounge, communal laundry, guest suite, Development Manager, 24 hour emergency call system, lift to all floors and a communal satellite dish (additional fees apply for Sky TV).

### Lease, Service Charge & Ground Rent

The flat has a lease with 110 years remaining. The ground rent is £495 pa and the service charge is £4022.58 pa

### EPC and Council Tax

Energy Performance Certificate band B. Tonbridge & Malling Council Tax band E, £2620.94 for 2023-24.

### Location

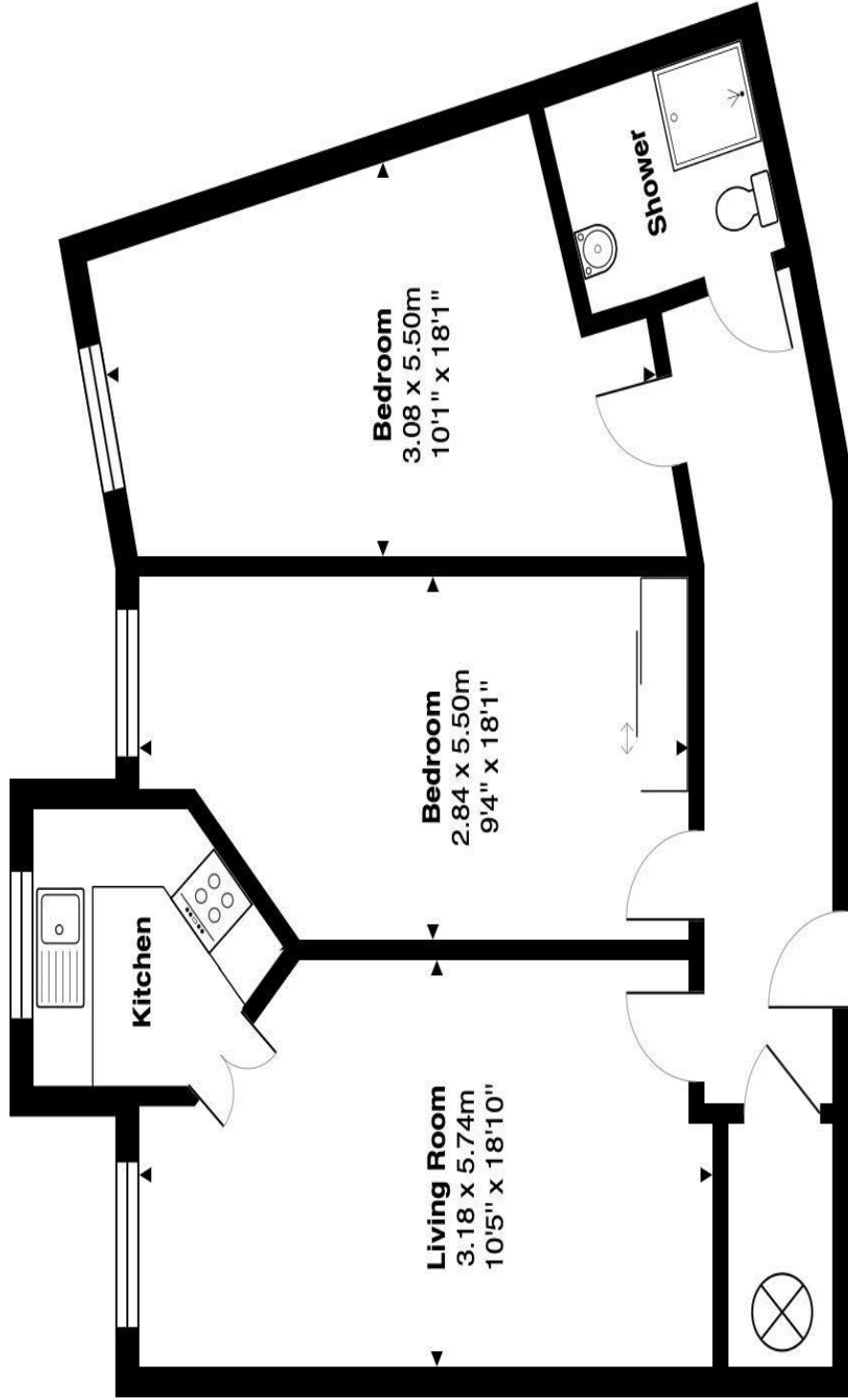
Holmes Court is centrally located, close to Waitrose Tonbridge. Tonbridge Castle is a 5 minute walk away, and Tonbridge swimming pool is a 6 minute walk. Tonbridge High Street is close by with the JD Weatherspoon Humphrey Bean a 3 minute walk. The Angel Centre is 0.3 miles away and Tonbridge mainline station with its train services to London and Tunbridge Wells is 0.4 miles or less than a 10 minute walk







# FLOOR PLAN



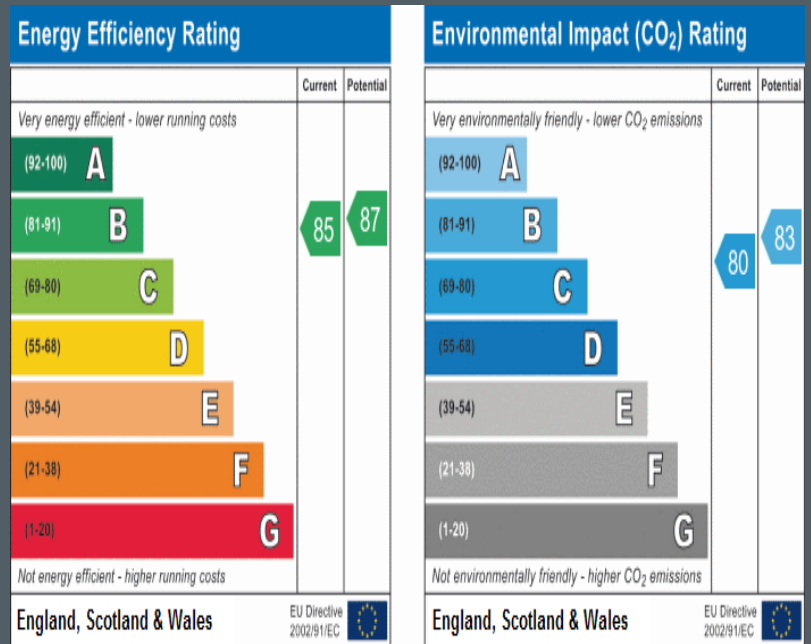
## Holmes Court, Tonbridge

Total Area: 68.5 m<sup>2</sup> ... 738 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

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