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



### Modern 2 Bedroom Ground Floor Retirement Apartment with Juliette Balcony

This modern two bedroom ground floor retirement flat has a living-dining room with feature fireplace and Juliette balcony. The fitted kitchen is well equipped with integrated fridge & freezer, fan oven and electric hob. The shower room has a large walk-in shower. The master bedroom has a fitted wardrobe and a Juliette balcony. There is a second bedroom and 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** 22' 3" x 10' 2" (6.79m x 3.11m)

The modern living-dining room has a feature fireplace and a Juliette balcony. The room has a wall mounted electric heater. There is a telephone and TV point.

### **Modern Kitchen** 8' 6" x 7' 5" (2.6m x 2.25m)

The modern kitchen has an electric fan oven and four ring electric hob. There is a stainless steel sink with mixer tap, 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** 6' 10" x 5' 7" (2.08m x 1.7m)

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' 5" x 10' 8" (5.61m x 3.24m)

The master bedroom has a fitted wardrobe with mirror doors. There is a Juliette balcony that overlooks the front of the property, and a wall mounted electric heater.

### **Bedroom 2** 11' 10" x 8' 11" (3.6m x 2.72m)

The second 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 109 years remaining. The ground rent is £425 pa and the service charge is £4597.48 pa

### **EPC and Council Tax**

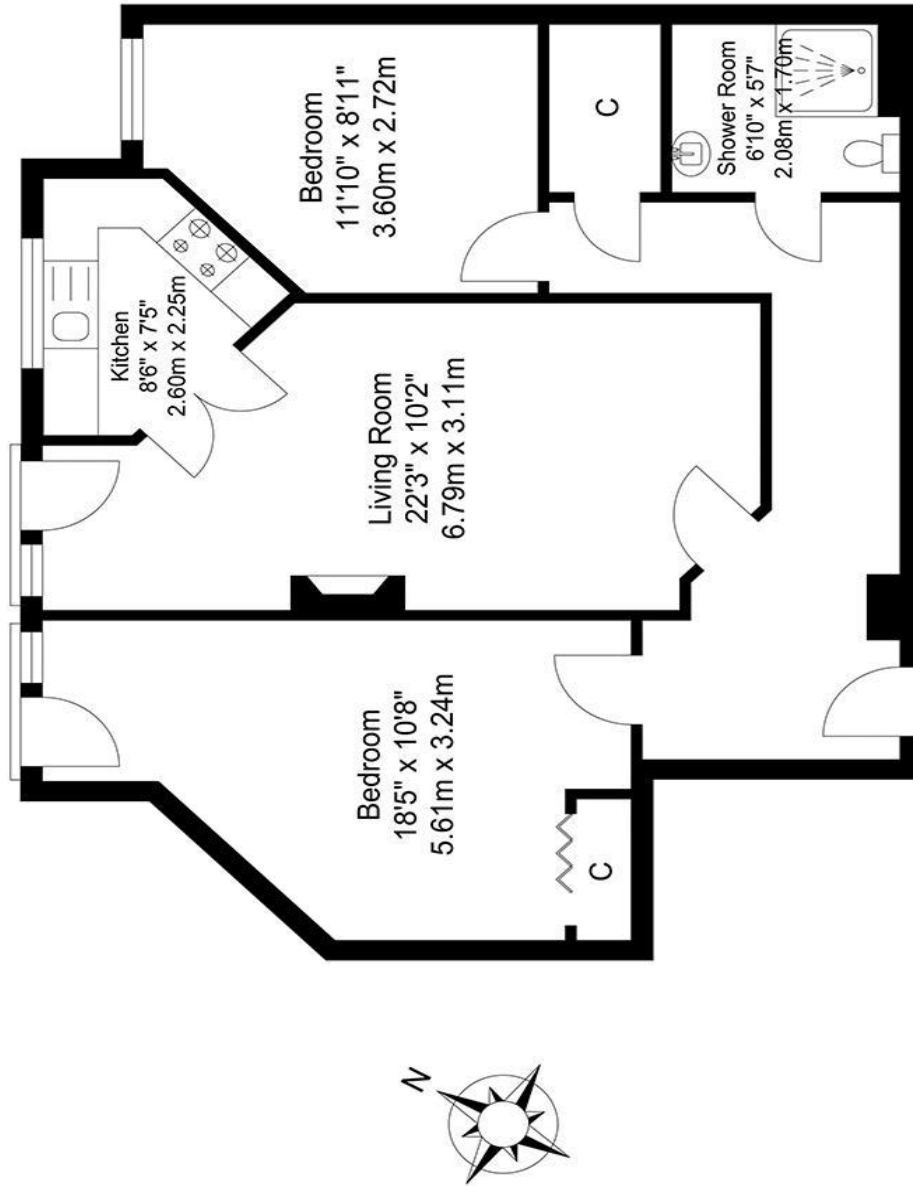
Energy Performance Certificate band B. Tonbridge & Malling Council Tax band D, £2144.41 for 2023-24.

### **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



TOTAL APPROX FLOOR AREA 692.76 SQ. FT / 64.36 SQ. M  
For Identification Purposes Only.

## IMPORTANT NOTICE

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