



85 High Street  
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**Holmes Court**  
**Medway Wharf Road**  
**Tonbridge**  
**£125,000**



### **Modern One Bedroom Second Floor Retirement Apartment in Building with a Lift**

This modern one bedroom second floor retirement flat has a bright and airy living-dining room. The fitted kitchen is well equipped with integrated fridge, separate freezer, fan oven and electric hob. The modern bathroom has a bath with shower over, and the master bedroom has a fitted wardrobe with mirror doors. There is a sizable storage cupboard in the entrance hallway. The flat is double glazed throughout and has an energy performance certificate of band C. Holmes Court benefits from a residents lounge, communal laundry, guest suite and lift. The Development Manager is also 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. Leasehold. Viewing highly recommended.





## ACCOMMODATION

### Living-Dining Room

The modern living-dining room has a double glazed window that overlooks the front of the property. There is a TV point, a telephone point and a modern wall mounted heater.

### Modern Kitchen

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 Bathroom

The modern bathroom has a full length bath with shower over, a WC and wall mounted basin with storage cupboard underneath. There is a wall mounted mirror and a heated towel rail.

### Master Bedroom

The master bedroom has a fitted wardrobe with mirror doors, a TV point and telephone point. There is a double glazed window 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 £3087.11 pa

### EPC & Council Tax

Energy Performance Certificate band C. Tonbridge & Malling Council Tax band D, £2,249.48 for 2024-25.

### 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

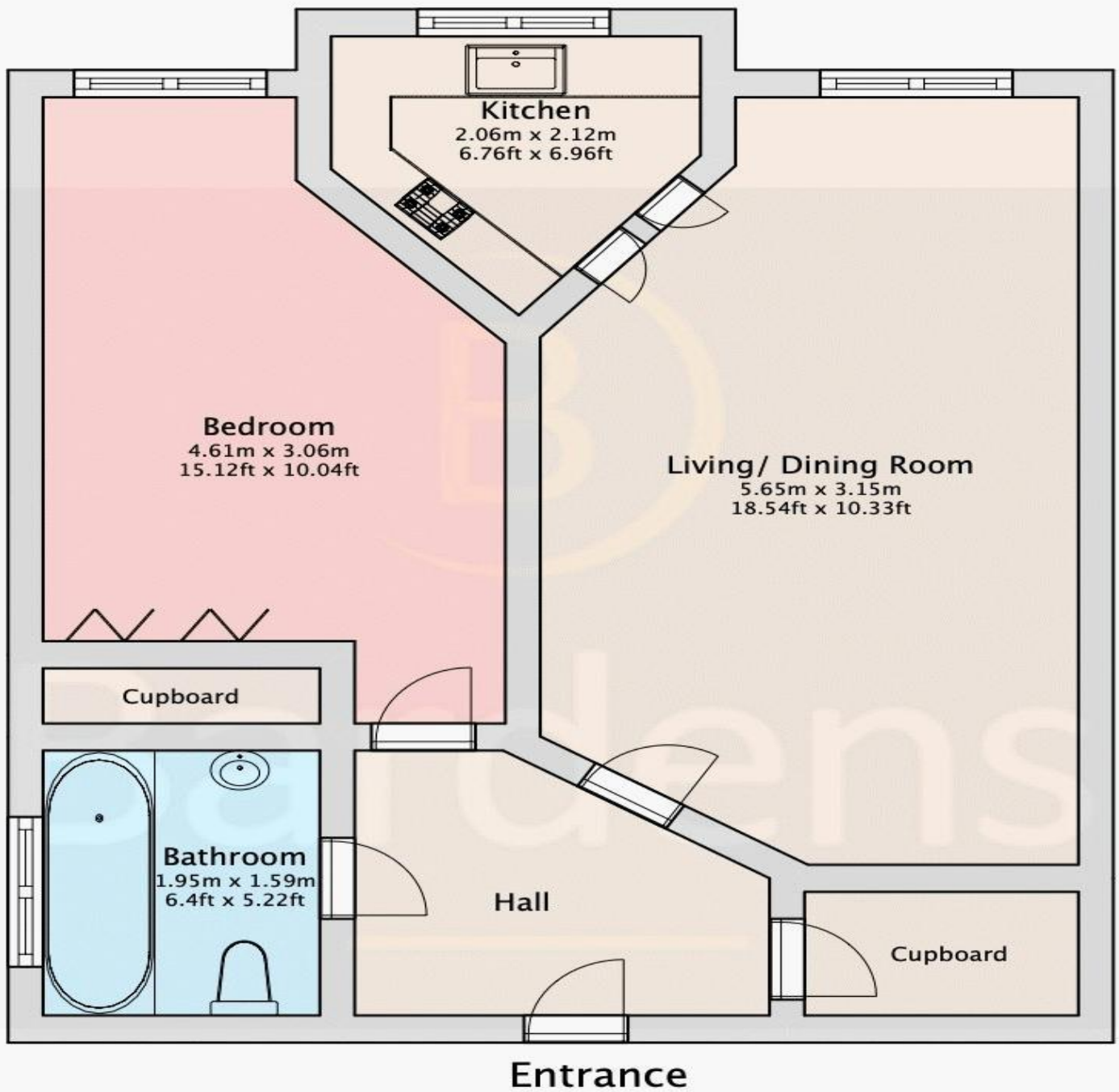




## FLOOR PLAN

Approximate total internal area:  
41.75m<sup>2</sup> (449.39sqft)

Although measurements have been taken to ensure accuracy,  
they are approximate on this floor plan and is for illustrative purposes only.



## IMPORTANT NOTICE

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