



APPROX. GROSS INTERNAL FLOOR AREA 500 SQ FT / 46 SQM	Eadhelm Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 12/01/23
	photoplan

20 Eadhelm Court

Penlee Close, Edenbridge, TN8 5FD



Asking price £162,500 Leasehold

A beautifully presented one bedroom, first floor retirement apartment, featuring STUNNING VIEWS across to the local park. This development offers a FRIENDLY COMMUNITY and is CLOSE TO LOCAL AMENITIES such as; doctor, dentist, pharmacist, local butcher and Waitrose.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(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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Penlee Close, Edenbridge

Summary

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall, bedroom, bathroom and throughout the development. The apartment features a modern fully fitted kitchen, living room, bedroom and shower room. The development includes a Homeowners' lounge and landscaped gardens with a large paved patio with seating. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge. The town's High Street is just a short walk which includes a well-stocked Waitrose. There is a doctor's surgery and dental practice within a couple of minutes walk. Edenbridge Leisure Centre provides a swimming pool, gym and exercise classes that many residents regularly use is also a short walk away. Edenbridge is situated in the Sevenoaks district of Kent in the Eden Valley surrounded by ancient woodland and meadows. There are many local pubs and restaurants both in the town and the surrounding villages of Westerham, Bough Beech, Limpsfield and Crockham Hill as well as many beautiful National Trust properties to visit. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a

walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A bright and spacious living room benefitting from a westerly aspect and views towards the local park with duck pond. TV and telephone points. Sky/Sky+connection point. Two ceiling lights. Fitted carpets raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern fully fitted kitchen with tiled floor. Stainless steel sink with mono lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Tiled splashbacks. Double windows with a westerly aspect.

Bedroom

Double bedroom of generous proportions with a fitted wardrobe with mirrored sliding doors housing rails and shelving. Ceiling lights, TV and phone point. Windows facing the park.

Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with wall mounted thermostatically controlled shower and grab rails. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

Service Charge (Breakdown)

- Service Charge
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal

1 bed | £162,500

areas

- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £2,653.57 per annum (for financial year ending 31/03/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

125 Year Lease from the 1st June 2011
Ground Rent: £425 per annum
Ground Rent review date: June 2026

Car Parking

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

