



APPROX. GROSS INTERNAL FLOOR AREA 522 SQ FT / 48 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: 28/02/24 photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**29 EADHELM COURT
PENLEE CLOSE, EDENBRIDGE, TN8 5FD**



*** IMMACULATE EX SHOW FLAT ***

A spacious and tastefully presented one bedroom, second floor retirement apartment, featuring GARDEN VIEWS and a JULIETTE BALCONY. This development offers a FRIENDLY COMMUNITY and is CLOSE TO LOCAL AMENITIES such as; doctor, dentist, pharmacist, leisure centre with swimming pool and park, local butcher and supermarkets.

*** VIEWINGS HIGHLY RECOMMENDED ***

ASKING PRICE £172,500 LEASEHOLD

For further details, please call **0345 556 4104**

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PENLEE CLOSE, EDENBRIDGE

1 BED | £172,500

SUMMARY

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and in the apartments.

The apartment features a fully fitted kitchen, living room, double bedroom and shower room. The development includes a Homeowners' lounge and landscaped gardens. 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 convenient for a selection of supermarkets. There is a doctor's surgery and dental practice opposite the development. Edenbridge Leisure Centre provides access to a swimming pool and gym. The centre holds exercise classes that many residents regularly use and is also just a few metres from Eadhelm Court. 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, Limsfield 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 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 beautifully presented, bright and spacious living room with a glazed patio door and windows to side opening to a Juliette Balcony benefitting from a south/easterly aspect and views over the landscaped gardens with the car park beyond. A feature

fireplace provides an attractive focal point for this lovely room. 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

Fully fitted kitchen with tiled floor and tiled splash backs. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Windows overlooking the gardens.

BEDROOM

Spacious double bedroom benefitting from a fitted triple wardrobe with white doors housing rails and shelving. Ceiling lights, TV and phone point. Windows overlooking the gardens.

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower cubicle with thermostatically controlled shower, glass screens and grab rail. Low level WC, vanity unit with wash basin and mirror above. Electric towel heater and extractor fan.

SERVICE CHARGE (BREAKDOWN)

Service Charge

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

Lease 125 Year Lease from June 2011

Ground Rent: £425 per annum

Ground Rent review date: June 2026

CAR PARKING

Car Parking (Permit Scheme) 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

