



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 643 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 643 SQ FT / 60 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: 02/11/21
	photoplan

COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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**

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



A spacious and beautifully presented TWO DOUBLE BEDROOM retirement apartment, situated on the GROUND FLOOR with direct PATIO access from the Living Room to the COMMUNAL GARDENS.

*** Ex show flat - completely redecorated and newly fitted carpets enhance this beautiful apartment ***

ASKING PRICE £260,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

EADHELM COURT, PENLEE CLOSE, EDENBRIDGE

2 BED | £260,000

SUMMARY

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments for the over 60s. 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 bathroom and hall.

The apartment features a fully fitted kitchen, living room, two double bedrooms and bathroom. 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, please check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge, just a short walk from the town's High Street and train station. 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 in surrounding villages of Den Cross, Marsh Green, Four Elms, Cowden and Crockham Hill.

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 spacious entrance 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 and 24-Hour Tunstall emergency pull cord system are located in the hall. Doors lead to both bedrooms, living room and bathroom.

LIVING ROOM

Spacious living room benefiting from a double glazed patio door with windows to side opening to a paved patio area and communal gardens. A beautiful feature fire surround with inset flame effect electric fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Newly fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Modern fully fitted kitchen with a good range of floor and wall units with contrasting worktops and a tiled floor. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM ONE

A double bedroom of ample proportions with built in wardrobes with mirrored sliding doors. Being one of the show apartments bedroom one benefits from a range of additional free standing drawer units and dressing table. Ceiling lights, TV and phone point.

BEDROOM TWO

Good size second bedroom, which alternatively can be used as a separate dining room/office or hobbies room. Ceiling lights.

BATHROOM

Fully tiled and fitted with suite comprising of low level panel enclosed bath with mixer tap and grab rail and separate shower cubicle with a fitted shower seat, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, electric towel warmer, extractor fan and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- 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 £3980.36pa. (Until financial year ending 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease Length: 125 years from 2011
Ground Rent: £495pa
Ground rent review: Jun-26

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

