

## 29 Brookfield Court

Springfield Road, Southborough, Tunbridge Wells, Kent, TN4 0LY



**PRICE: £115,000**

**Lease: 125 years from 1998**

### Property Description:

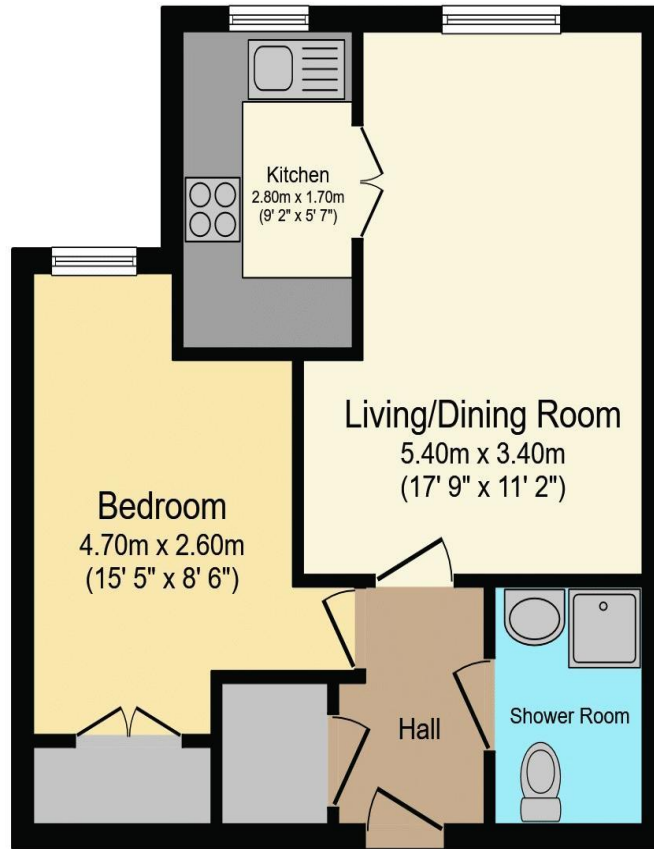
#### **A ONE-BEDROOM RETIRMENT APARTMENT LOCATED ON THE SECOND FLOOR, CLOSE TO LOCAL SHOPS AND WITH NO ONWARD CHAIN**

Brookfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 4 floors, each served by lift. The resident Development Manager can be contacted from various points within each property in case of an emergency. For periods when the Development Manager is off duty there is a 24-hour Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- DEVELOPMENT MANAGER
- AGE RESTRICTED
- WELL-MAINTAINED COMMUNAL GARDENS
- 24 HOUR APPELLO CALL SYSTEM
- COMMUNAL BINS and LAUNDRY
- LIFT to all floors
- SOME CAR PARKING (unallocated) IS AVAILABLE
- GROUND RENT fixed to 2042 ENERGY EFFICIENCY RATING C
- Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 38.1 sq.m. (411 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£619.08**

**Ground Rent Period Review:**

**2042**

**Annual Service Charge:**

**£3,547.96**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.