



**Connells**

Roman Court High Street  
Edenbridge



## Property Description

Connells are pleased to welcome to the market this spacious and particularly well presented two double bedroom retirement property located in the heart of Edenbridge. The property is presented to the market with no onward chain. Internally, the property benefits from a large entrance hall with built in storage space. To the front of the property is a bright and airy lounge with large windows to the front flooding the room with light, there is also a Juliette balcony to fully appreciate the views. There is a well equipped kitchen with offers ample storage and work top space, with a range of built in modern appliances. In addition to this, there are two double bedrooms, both offering built in storage space. The internal accommodation is complete with a family bathroom with bath and shower facilities. Externally, there are well kept communal grounds and gardens, with an area of communal parking. The retirement block itself, also has a communal lounge area, laundry room and guest suite. There is also 24 hour cover via the Estate manager and assistants for peace of mind.

Door to all rooms. Storage cupboard, loft access, heater, fitted carpet, and power points.

## Lounge

15' 1" x 10' 5" ( 4.60m x 3.17m )

Window to front with Juliette balcony. Feature fireplace and surround, TV point, fitted carpet, power points and heater.

## Kitchen

9' 5" x 6' 9" ( 2.87m x 2.06m )

Window to side, A range of base and wall mounted units, stainless steel sink top and drainer. Built in eye level oven, electric hob and extractor fan overhead. Built in fridge, built in freezer, part tiled walls, laminate flooring and power points.

## Bedroom 1

15' 1" x 10' 2" ( 4.60m x 3.10m )

Window to front, built in storage cupboard, fitted carpet, power points and heater

## Bedroom 2

19' 4" Max x 9' 2" ( 5.89m Max x 2.79m )

Window to rear, built in storage cupboard, fitted carpet, power points and heater.

## Bathroom

Low level WC, wash hand basin and vanity unit. Panelled bath with shower overhead. Extractor fan, part tiled walls and

## Front

Communal entrance with secure telephone entry system. Stairs and lifts to all floors.

## Front Door

Leading to

## Entrance Hall





laminated flooring.

**Communal Lounge**

**Communal Gardens**

**Communal Parking**

**Roman Court**

In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24 hour coverage. One hour a week of domestic help is provided for the residents in each apartment (included in the service charge).

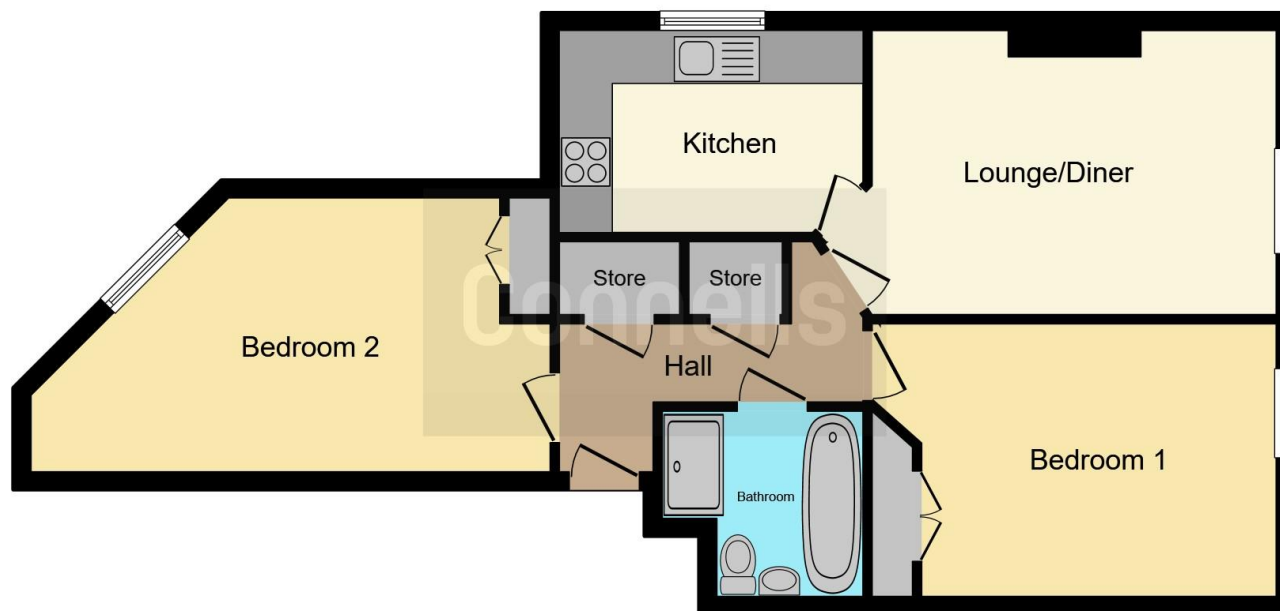












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
EAST GRINSTEAD RH19 1EP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404278](http://connells.co.uk/Property/EGR404278)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR404278 - 0019

