



**Annison Street
Tonbridge, Kent TN9 1BE
Guide Price £404,950**

Plot 7 - 1 Bedroom Ground Floor Apartment with patio area overlooking landscaped gardens.

This stunning development of one and two bedroom retirement apartments exclusively for the over 60s is in a fantastic, central location, close to all the essential amenities and public transport. Bourne Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

<https://marketing.crl.co.uk/churchillretirementliving/lz.aspx?.p1=V6YDA1MVM5NTUxODMyNDpDMEZFNjg2OEJEQzAzODk5M&p=0>

A beautiful development perfectly located in Tonbridge

About the Apartments

The development has been carefully designed to make life easier, leaving you free to enjoy your retirement. All apartments are completely self-contained with their own front door, providing you with privacy and peace and quiet when you want it. There is a choice of one- and two-bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms.

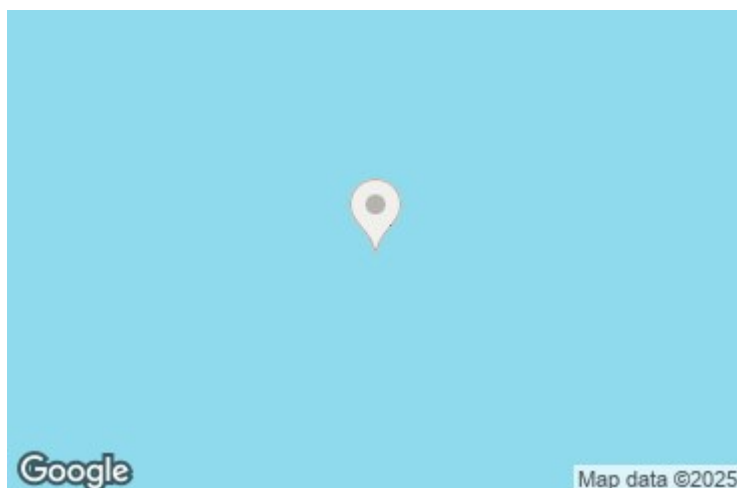
Kitchens are tiled with colour-coordinated worktops and come with integrated appliances. Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly

Social And Communal Lifestyle - Communal grounds are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

Safety And Security - The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience. This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

Agents Note - Awaiting verification on lease , maintenance and terms



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	