



4 Cedar Court, Culverden Park Road, Tunbridge Wells, Kent TN4 9QX

Guide Price £180,000 Leasehold

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An excellent opportunity to acquire a purpose built first floor apartment that forms part of an age exclusive development where the dwellings are set around attractive mature communal grounds just 0.5 of a mile north-west of Tunbridge Wells town centre in a leafy setting which enjoys a level access to the local amenities on St Johns Road and bus services into town. There is no forward chain and the property is accessed via a shared front door (with a stair lift available if required), private front door to hallway, living room with glazed doors to wide balcony that enjoys a southerly aspect and overlooks the communal grounds, kitchen breakfast room with modern units and high gloss door fronts, integrated appliances to include hob, double oven, dishwasher and microwave in housing units, plus a new washing machine. There is a double bedroom with a recessed wardrobe and a shower room/WC with modern white sanitary ware and chrome fittings, tiled walls and chrome towel rail. Outside, the residents enjoy the use of attractive communal grounds, there is off-road parking for residence and guests. *Whilst occupants need to be 50 years of age, or older, the property can be purchased by younger friends or family.

- No Forward Chain
- Lodge Manager & 24-Hour Care Line
- Double Bedroom
- Full Width Balcony
- Off-Road Parking for Residence and Guests
- Modern Kitchen with Integrated Appliances
- Modern White Sanitary Ware with Chrome Fittings
- Ample Storage Space including Access to Boarded Loft





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: C

Leasehold Information:

Lease remaining: 967 years

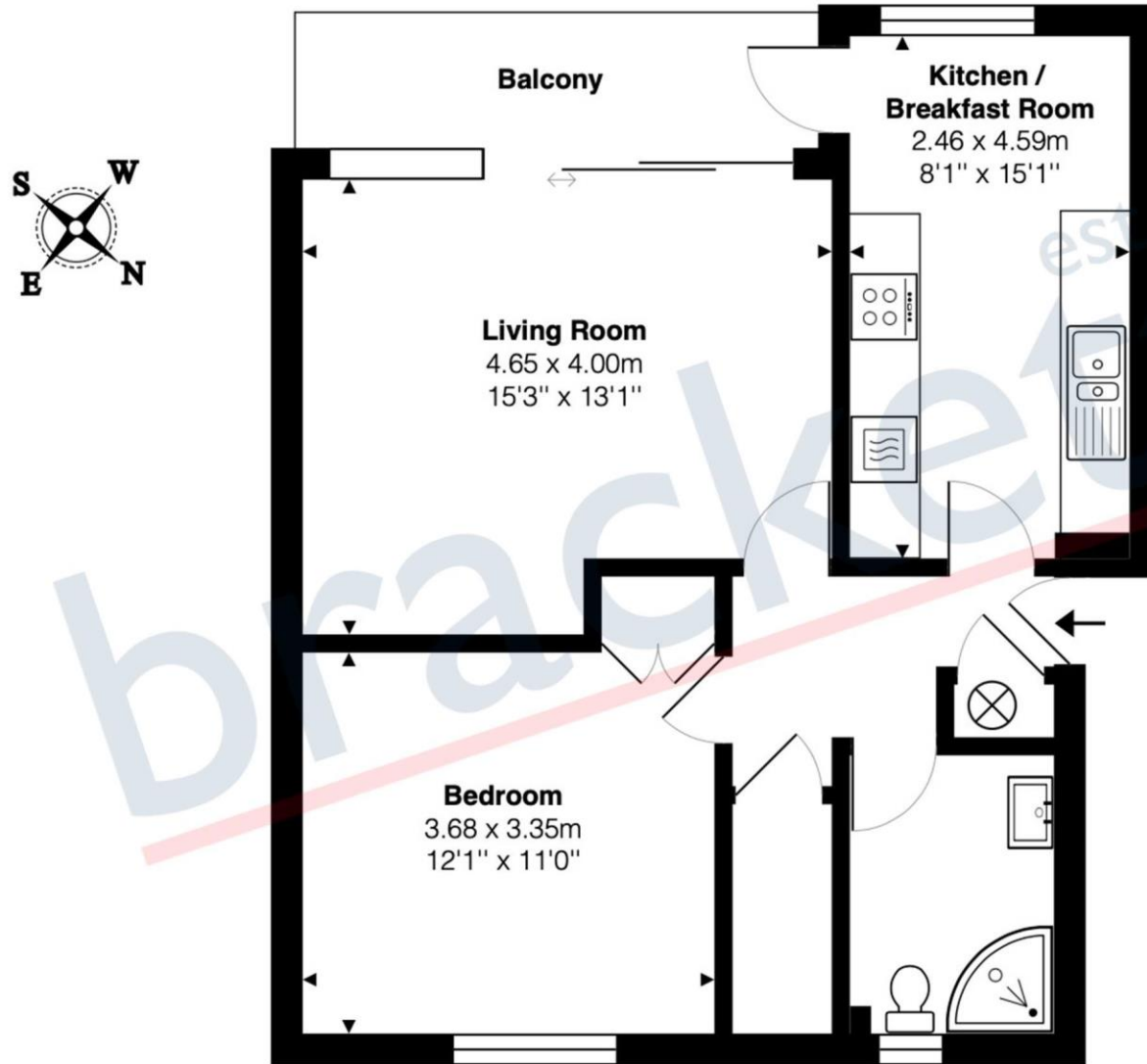
Ground Rent: £192 per annum

Service Charge: £3,480 per annum



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Gross Internal Area Approx 59.4 sq m / 591 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	