



Castle Court, Hadlow Road, Tonbridge, Kent, TN9 1QU

Guide Price £100,000 - £125,000

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**** ASSISTED LIVING 'RETIREMENT APARTMENT** within the Castle Court Development. set within its own garden and grounds, about half a mile from the High Street. Facilities offered at Castle Court include: - Restaurant, residents lounge, function room, 1 hours' domestic help per week within the service charges (Extra time can be purchased), wheelchair accessible, scooter store, laundry room. Communal Garden and & Grounds which surround Castle Court, provide a pleasant area to relax in and has paved patios/seating areas. Residents must be over the age of 65 years or 65/50 if a couple. Emergency call system and Estate Manager & assistants (24 hour cover) Internally the property comprises entrance hall with video security entry, sitting room with direct access to communal gardens, double bedroom, kitchen and bathroom with separate shower. Offered with no onward chain

Ground Floor Apartment

One Double Bedroom

Assisted Living - Retirement
Apartment

Lounge / Dining Room

Fitted Kitchen

Bathroom With Separate Shower

Double Bedroom With Fitted
Wardrobes

Security Entry

Electric Heating

Communal Gardens and Parking





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

- Council Tax Band D
- Double Glazed Windows
- Maintenance Charges £405 ground rent
- £666.64 PCM

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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