



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

Guide Price £80,000

When experience counts...

est. 1828
bracketts

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), guest suite available for hire, 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. The agents have no hesitation in recommending an inspection of Castle Court. Buyers must be over the age of 65 years or 65/50 if a couple. Emergency call system and Estate Manager & assistants (24 hour cover).

'Assisted Living' Retirement Apartment.

Second Floor

Lifts to all floors

Lounge-Diner

Fitted Kitchen

Bathroom with Separate 'Wet Shower Area

Double Bedroom with fitted wardrobe cupboard

Electric Heating

'Chain Free'





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

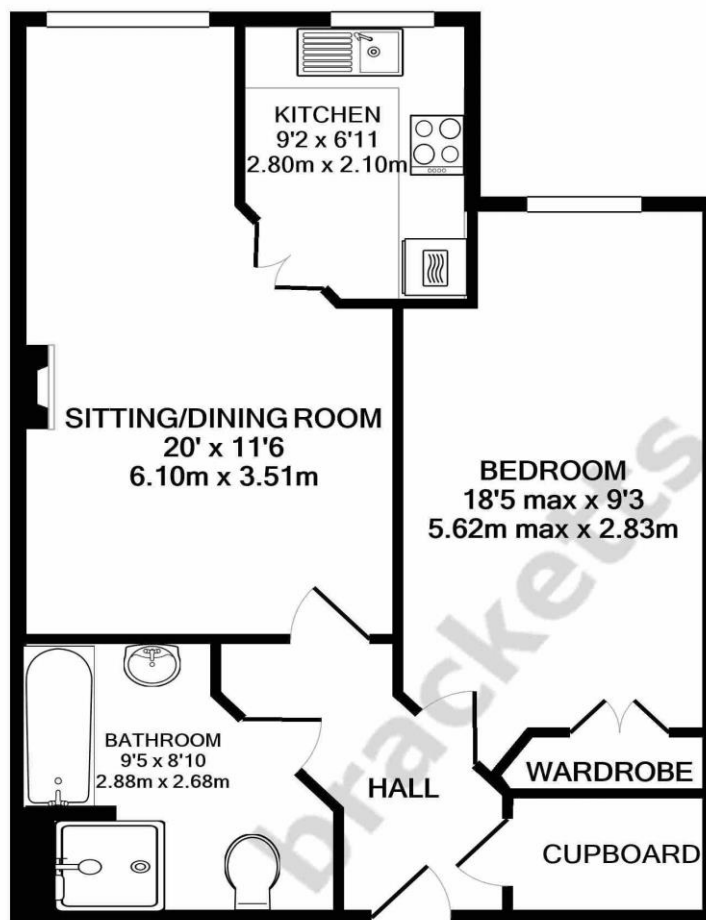
Maintenance Charges - £9000pa

Ground Rent - £405pa

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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CASTLE COURT HADLOW ROAD TONBRIDGE
TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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