



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

Guide Price £100,000 - £125,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for let this very well presented ground floor retirement apartment by McCarthy & Stone with direct access to the gardens and a small patio area. Sought after being ground floor and with access to communal gardens. Internally the property comprises entrance hall, large storage cupboard, shower room, sitting room / dining room with patio doors to rear, fitted kitchen and a double bedroom. Offered with no onward Castle Court is a 24 hour 'assisted living' development offering a range of facilities which include a residents lounge, laundry room, serviced restaurant, function room for hire, guest suite & domestic assistants. This apartment is conveniently located for the entrance, lounge and restaurant. Only available for ages 65 years and over.

## 'Assisted Living' Retirement Apartment.

Ground Floor

One Double Bedroom

Access to Communal Garden /  
Private Patio Area

Close to Residents Lounge

Security Entry / 24Hour Assistance

Close to Town Centre

Age 65yrs & Over

Residents Parking

No Onward Chain





## 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:

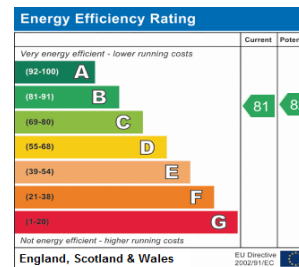
Council Tax Band D

Double Glazed Windows

Lease Hold Information

Maintenance Charges £405 Ground Rent

Service Charge £9000

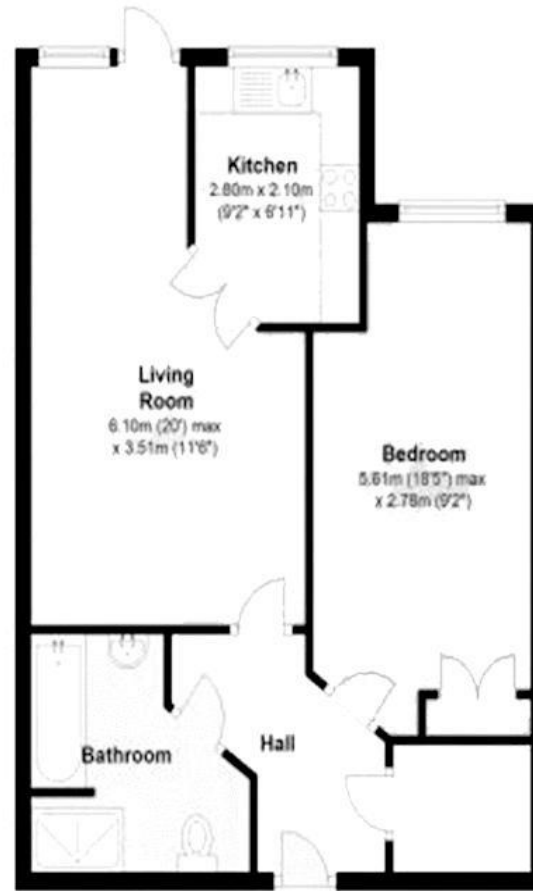


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### Ground Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 52.5 sq. metres (565.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

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