



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom Apartment
- Offered as Top of Chain
- Over 55's Development
- Residents Lounge
- Generous Parking
- Energy Efficiency Rating: B

Bishops Down Road, Tunbridge Wells

£195,000

woodandpilcher.co.uk

16 Chartwell Lodge, Bishops Down Road, Tunbridge Wells, TN4 8AF

Offered as top of chain and located in an attractive and upmarket age-restricted development, a spacious one bedroom first floor apartment with pleasing views. A glance at the attached photographs and floorplan will give an indication as to the design and quality of the proposition, what may be less apparent is that the property enjoys use of attractive formalised gardens towards the rear of the building, a guest suite for visiting relatives alongside resident and visitor parking. On a more practical note, property ownership is limited to those aged 55 and above, there is a lodge manager with further 24 hour care line available, a communal laundry facility and a large and spacious communal lounge with a regular diary of social events.

Access is via a solid door to:

ENTRANCE HALLWAY:

Of a good size, carpeted, dado rail, textured ceiling with cornicing, cupboard with good general storage space and an area of fitted shelving and coat rail. Wall mounted electrical consumer unit. Doors leading to:

SITTING/DINING ROOM:

Of an excellent size and with ample room for lounge furniture and entertaining and dining room furniture, carpeted, wall mounted electric radiator, textured ceiling with cornicing, various media points. Double glazed windows offering generous amounts of natural light with a fitted roller blind. Door to additional storage cupboard.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer taps over. Integrated 'Zanussi' oven and inset four ring electric hob with tiled splashback and extractor hood over. Integrated fridge and freezer. Wood effect vinyl flooring, part tiled walls, wall mounted 'Dimplex' electric heater, textured ceiling with cornicing. Good general storage space. Double glazed windows to the front which allows for both light and ventilation, with a fitted roller blind.

BATHROOM:

Fitted with a wash hand basin sitting atop a vanity unit with storage below, panelled bath with taps over, fitted glass shower screen and single head shower, low level WC. Carpeted, part tiled walls, areas of floating shelving, heated electric towel rail, wall mounted 'Dimplex' electric heater, wall mounted mirror fronted cabinet, wall mounted mirror, textured ceiling with cornicing, wall mounted light with electric shaver point.



BEDROOM:

Of a particularly good size and with ample room for a large double bed and associated bedroom furniture. A bank of fitted wardrobes. Wall mounted electric radiator, textured ceiling with cornicing, various media points. Double glazed windows with fitted roller blind fills the room with plenty of daylight.

OUTSIDE:

The property benefits from use of beautiful communal gardens to the rear and there is both visitors and residents parking to the front.

SITUATION:

The property is located off Bishops Down Road in central Tunbridge Wells. A pleasant, peaceful and upmarket area with excellent pedestrian and vehicular access to Tunbridge Wells town centre and the immediately adjacent Common. Tunbridge Wells itself has a wide mix of social, retail and educational facilities to include a number of sports and social clubs, two theatres and an excellent number of highly regarded independent retailers, restaurants and bars primarily located between the Pantiles and Mount Pleasant with a further range of multiple retailers located primarily at the Royal Victoria Place shopping centre and nearby North Farm.

TENURE:

Leasehold

Lease - 125 years from and including 1 July 2007

Service Charge - £2646.24 per year (to 31st May 2026)

Ground Rent - £811.26 per year (to 31st May 2026)

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

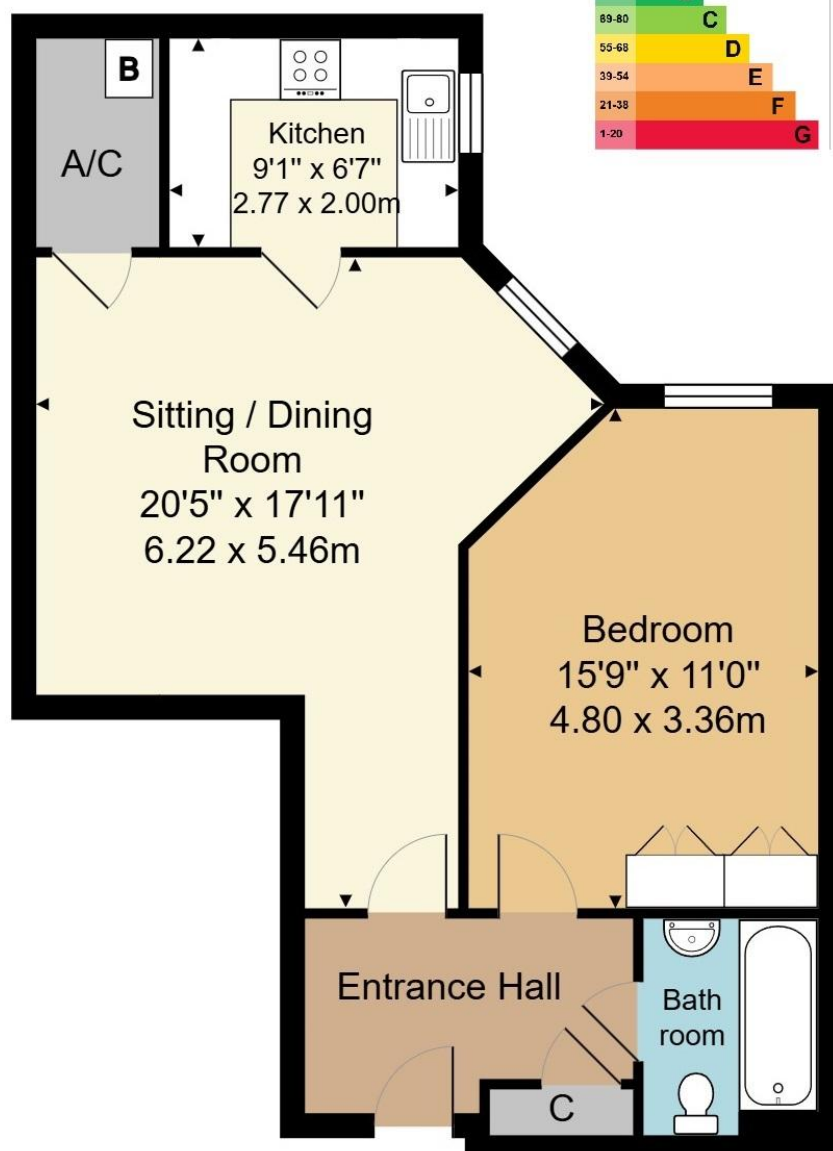
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric

Restrictions - Age Restricted





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 609 ft² ... 56.6 m²

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 or tenant. 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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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

