



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

£45,000

**Waghorn
&
Company**

Independent Estate Agents

*** Over 65s Retirement Apartment * Garden Views * 24-hour Management on site *
Restaurant with waitress service and subsidised meals * Residents lounge and function
room * EPC Rating B / Council Tax Band D £2249.48 P.A. ***

This beautifully presented, one bedroom retirement apartment, is conveniently situated for the High Street. Built by McCarthy & Stone in 2006 and being one of their assisted living developments which has disabled access and is wheel chair friendly. There is an excellent range of facilities which include waitress service restaurant, residents lounge, function room (available for private parties etc), emergency call system, guest suite, laundry room, domestic assistance and staff on site 24 hours. An early viewing is highly recommended.

About the development

Castle Court, McCarthy & Stone's Assisted Living development of one and two bedroom apartments offers residents the prospect of continued independence in a secure environment. Castle Court comprises 53 properties arranged over 4 floors each served by lifts and offers a range of facilities including a residents lounge, laundry room, restaurant, function room for hire, guest suite & domestic assistants. Outside is communal gardens and parking for the residence and visitors. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24 hour coverage. One hour a week of domestic help is provided for the residents in each apartment. Additional domestic help can be purchased separately as required. It is a condition of tenants that the residents be over the age of 65 years or 65/50 if a couple.

Entrance

Access is via a security entrance door with access to communal areas and on site management . The hall has access to the residents lounge, dining room. and lift to all floors.

Entrance Hall

Access is via a front entrance door that opens into the entrance hall. The entrance hall has doors to lounge/dining room, bedroom and bathroom/wet room, security entry phone and large walk in cupboard with lighting and shelving.

Lounge/Dinning Room 19' 11" x 11' 7" (6.07m x 3.53m)

Narrowing to 6'7 (2.01m) in the dining area Double glazed windows to rear with views over the communal gardens, twin glazed doors to kitchen, wall mounted electric heater, feature electric fireplace with decorative surround.

Kitchen 9' 2" x 7' 0" (2.79m x 2.13m)

Double glazed window to rear with views over the communal gardens. Stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, wall mounted electric heater, integrated fridge and freezer, high level oven, inset four ring halogen hob with extractor hood over and ceramic wall tiling.

Bedroom 17' 0" x 9' 3" (5.18m x 2.82m)

Double glazed window to front, built in wardrobes, fitted wall mirror and wall mounted electric heater.

Bathroom/Wet Room 8' 10" x 6' 0" (2.69m x 1.83m)

Walk in shower, low level w/c, paneled bath, pedestal hand wash basin set within vanity unit, wall mounted wall mirror, wall light incorporating shaver socket, ceramic wall tiling and extractor fan.





Leasehold

Service Charge £10,099.32 PA Ground Rent £405 PA The above details have been provided by the current owner. Please verify the above details with your solicitors, prior to entering into a legally binding contract.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

41 Castle Court Meadow Road TONBRIDGE TN9 1QU	Energy rating B	Valid until 8 July 2030
		Certificate number: 8309-1086-3822-2506-0303

Property type: Mid-floor flat
Total floor area: 54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8309-1086-3822-2506-0303?print=true>

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Awaiting Floorplan

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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