



32 Waterside Lodge , Bradford Street, Tonbridge, Kent,

TN9 1FS

£239,995

**Waghorn  
&  
Company**

Independent Estate Agents



**\* One Bedroom Retirement Flat \* Shower Room \* Communal Lounge \* Lodge Manager and 24hr Careline system \* No Chain \* EPC Rating TBC / Council Tax Band C - £2,094.37 PA \***

This impressive one-bedroom apartment is located on the third floor of a sought-after Churchill Retirement Living development, nestled beside the River Medway with a stunning backdrop of Tonbridge's medieval castle. Ideally positioned in the heart of the town, local shops, cafés, and amenities are within easy reach, and the train station is approximately 0.5 miles away. Offered with no onward chain, this apartment provides a fantastic opportunity for those seeking secure, independent living in a peaceful yet central location. The development is thoughtfully designed for comfort and peace of mind, featuring a secure entry system, personal emergency alarm, and an on-site lodge manager. Additional resident facilities include a launderette, communal lounge, and a riverside patio garden. For visiting friends and family, a guest suite is available for short stays. A lift from the main entrance lobby provides easy access to the third floor. The apartment itself opens into a welcoming hallway leading to a generously sized double bedroom, a luxurious shower room, and a bright and spacious lounge. A glass-panelled door leads through to the well-equipped kitchen, and the lounge also opens onto a private south-east facing balcony. This is a rare opportunity to secure a low-maintenance, high-quality retirement home in one of Tonbridge's most attractive and convenient locations.

### **Waterside Lodge**

Waterside Lodge has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24/7 by the Careline team. Careline integrated intruder alarm, secure video entry system. Waterside Lodge's manager, is on hand throughout the day to support the residents. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons. The furnished twin guest suite is available for just for friends and family.

### **Entrance**

Access to the property is via a front entrance door leading to entrance hall.

### **Entrance Hall**

Door to lounge/diner, cloakroom, shower room bedroom and walk in airing cupboard.

### **Lounge/ Diner**

Double glazed door to rear with matching side window, leading to the balcony and radiator. Door leading to kitchen.

### **Kitchen**

Double glazed windows to front, fully fitted kitchen with stainless steel sink and drainer, integrated hob with stainless steel extractor hood over and eye level oven, ceramic wall tiling and integrated undercounter fridge and freezer.





## Bedroom

Double glazed window to rear, radiator and built in wardrobe with mirrored sliding doors.

## Bathroom

Shower cubicle, low level w/c, hand wash basin set within vanity unit with matching mirrored wall cabinet over, ceramic wall tiling and chrome heated towel rail.

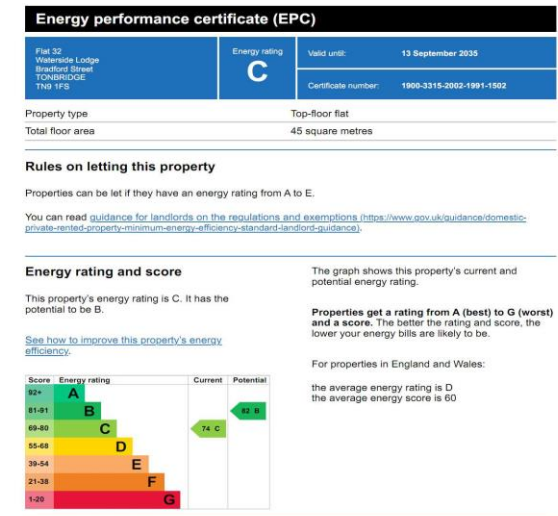
## Tenure

Leasehold: **TBC**

Lease Length:

Service Charge:

Ground Rent:



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