



Flat 10 Castle Court, Hadlow Road, Tonbridge, Kent, TN9

1QU

£50,000

**Waghorn
&
Company**

Independent Estate Agents

*** Over 65's One Bedroom, Ground Floor Apartment * Communal Gardens * 24-Hour Management on Site * Restaurant with Waitress Service and Subsidised Meals * Residents Lounge and Function Room * EPC Rating B / Council Tax Band £2,356.17 PA ***

This beautifully presented, one bedroom, ground floor, retirement apartment, with easy access to the restaurant, lounge and laundry on the same floor. The property 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/Diner

Double glazed windows to side, twin glazed doors to kitchen, wall mounted electric heater, feature electric fireplace with decorative surround.

Kitchen

Double glazed window to side. 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

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

Bathroom/Wet Room

Walk in shower, low level w/c, panelled 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

Lease Length: Approx 106 years Service Charge: £10,000
PA Ground Rent: £405 PA The above would need to be confirmed via solicitors upon conveyancing.

Energy performance certificate (EPC)		
10 Castle Court Hadow Road TONBRIDGE TN9 1QU	Energy rating B	Valid until: 22 May 2035 Certificate number: 6000-7205-1002-1925-0006

Property type	Mid-floor flat
Total floor area	52 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.

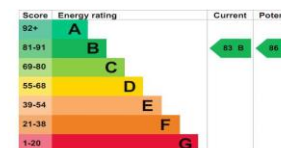
[See how to improve this property's energy efficiency.](#)

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

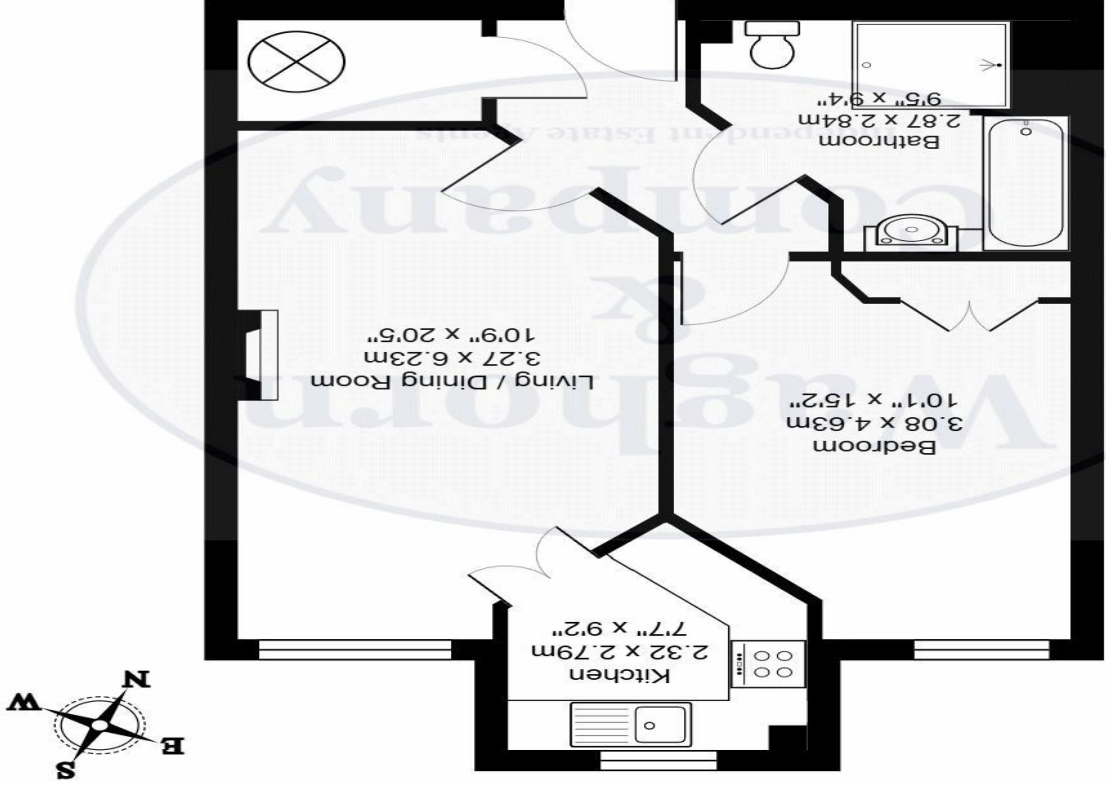


01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



First Floor Flat
Total Area: 52.2 m² ... 562 ft²
All measurements are approximate and for display purposes only.

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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