



6 Muskerry Court, Rusthall, Tunbridge Wells, Kent TN4 8SX

A spacious, two-bedroom first floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops in delightful Rusthall.



Entrance Hall

**Shower
/cloakroom**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Ensuite Bathroom

Garage

Balcony

**150year lease from
2001**

No Ground Rent

55+ Age Covenant

The Property

6 Muskerry Court is a delightful spacious, two bedroom first floor apartment with balcony and garage.

The property has an inviting entrance hall with storage cupboard and a door which leads into the shower/cloakroom. The modern fitted kitchen has built in oven, hob and extractor fan as well as a serving hatch into the dining room. Double doors lead from the dining room to the large bright and airy, sitting room which has doors onto the balcony with views over the well manicured estate grounds.

The two double bedrooms both have fitted wardrobes. The master has an added benefit of an ensuite with both a fitted bath and shower.

There is under floor heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £560,000 (Leasehold)

Directions to Muskerry Court

Leave the M25 at Junction 5 and take the A21 to Tonbridge. On the edge of Tonbridge take the A26 to Tunbridge Wells and after approximately three miles bear right onto the A264 East Grinstead road. Continue out of Tunbridge Wells and turn right as signed Rusthall.

Continue along Rusthall High Street and after about half a mile turn right at the Medical Centre and Muskerry Court will be found at the end of a short driveway.

150 year lease (from 2001), no ground rent and 55+ age covenant.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01892 539 732 or 07724 311 161 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Ensuite shower/Bathroom

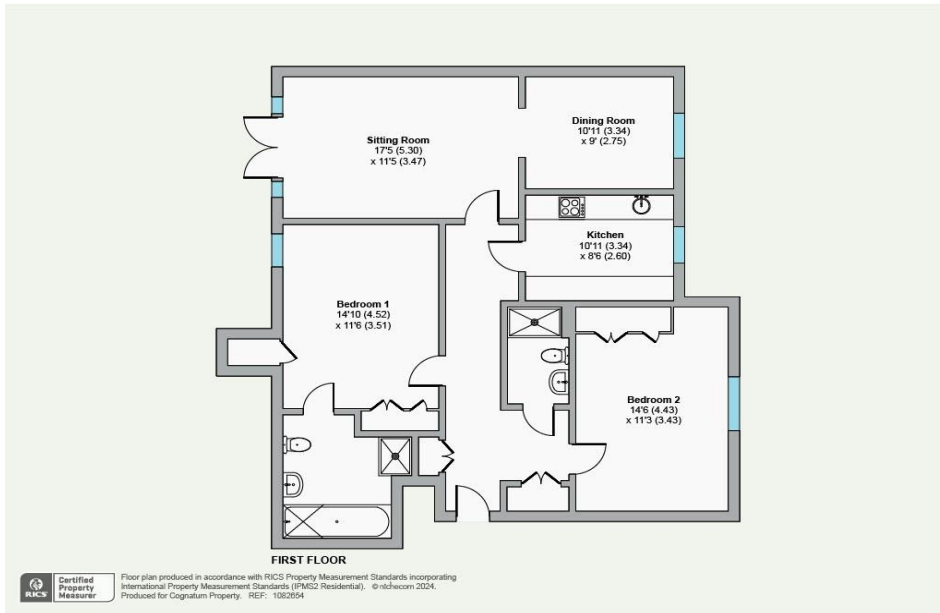


Photo of Estate Grounds

Approximate Gross Internals: 101.2 m² / 1090 ft² Service Charge: £8,712 pa Energy Performance Rating: (D) Council Tax Band: B

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Muskerry Court

Just on the edge of ancient Rusthall, Muskerry Court is in a classical parkland setting with a delightful tree-lined avenue. It takes its name from Lord Muskerry, who acquired the Manor of Rusthall in 1664, and the buildings take their inspiration from Regency architect Decimus Burton, who designed much of the nearby spa town of Royal Tunbridge Wells. The properties are approached through an impressive archway leading into a formal courtyard with an ornamental pond and fountain, encircled by a gravel driveway.

Rusthall actually predates its more famous neighbour and was also home to wells known for their curative powers. The village continues to thrive today, with a lively high street and a wonderful range of excellent restaurants and pubs. Nearby Rusthall Common and its neighbour Tunbridge Wells Common offer between them more than 250 acres in which to walk, relax, picnic and birdwatch. The shops, museums and galleries of Royal Tunbridge Wells are a very short drive away. Hever Castle, the seat of the infamous Boleyn family from 1462 to 1539, is also located close by.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.



View of the gardens/grounds at Muskerry Court



Rusthall Village



Royal Tunbridge Wells



Hever Castle

Services and Amenities at a Glance



23 PROPERTIES
BUILT 2001

RESIDENT
ESTATE
MANAGER

GUEST
SUITE

GARDENER

MINIBUS
SERVICE

LAUNDRY
FACILITY

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

