



15 Muskerry Court is a spacious, two-bedroom wing house with large patio garden and garage overlooking beautiful courtyard gardens and within walking distance of local shops



**Entrance Hall**

**Downstairs W/C**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Two Bathrooms**

**Garage**

**Patio Garden**

**150year lease from 2001**

**No Ground Rent**

**55+ Age Covenant**

## The Property

15 Muskerry Court is a well presented two bedroom wing house set on beautiful estate grounds.

Upon entering the property there is a large hallway with both a storage and under stairs cupboard, W/C and access to the spacious open plan living and dining room.

The living and dining room are both spacious, light and airy with the living room benefiting from direct access to the large patio garden. The dining room leads through to the kitchen and downstairs bedroom. The downstairs bedroom provides flexible living and has built in wardrobes/storage space along with an ensuite bathroom with both a bath and shower.

The kitchen has a range of fitted units and an electric Bosch oven and hob. There is also an integrated dishwasher, washing machine/dryer, fridge-freezer and microwave.

Upstairs the property has a large landing area which could be used as a study and a further double bedroom with built in wardrobes. There is also a second bathroom located upstairs which is situated in the hallway leading through to the bedroom.

There is electric underfloor 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: £575,000 (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.

**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 539732 or 07724311161 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear with garden

**Approximate Gross Internals: 121.3 m<sup>2</sup> / 1306 ft<sup>2</sup>    Service Charge: £8,712 pa    Energy Performance Rating: C    Council Tax Band: E**

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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PROPERTY

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