



17 Crittles Court, Townlands Road, wadhurst, Sussex TN5 6BY

A spacious, two-bedroom, cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

**Downstairs
Cloakroom**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150year Lease
(from 1981)**

No Ground Rent

55+ Age Covenant.

The Property

17 Crittles Court is a two bedroom cottage with patio garden and garage.

Upon entering the property there is a hallway leading through to the useful downstairs W/C and the properties light and airy open plan living / dining room which provides plenty of space for comfortable living and entertaining. The dining room features French doors opening up onto the properties enclosed patio garden.

The Kitchen has a range of fitted units along with integrated hob, oven and grill along with space for a fridge freezer and washing machine.

Upstairs the property has two double bedrooms both with storage useful storage space/ wardrobes and there is also a main bathroom complete with bath, W/C and basin.

There is electric storage 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: £360,000 (Leasehold)

Directions to Crittles Court

Wadhurst lies about seven miles southeast of Royal Tunbridge Wells. As you enter Wadhurst on the B2099 continue into the High Street from Station Road. Pass the turning to Green Square on your left and just after the turning to Church Street on your left, turn right into Washwell Lane.

Take the first right into Townsland Road and Crittles Court is located a short distance ahead on your right.

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 783440 / 07701 316 488 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1

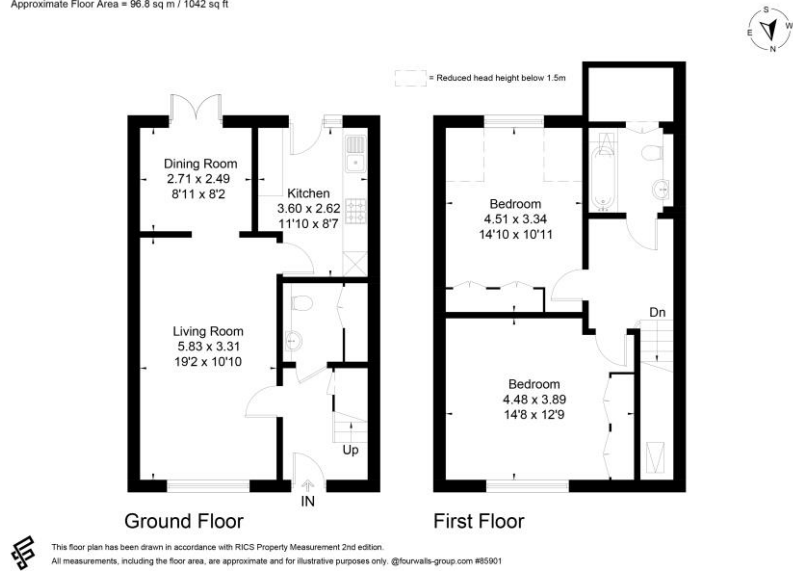


Bedroom 2



Bathroom

Approximate Floor Area = 96.8 sq m / 1042 sq ft



Rear with garden

Approximate Gross Internals: 96.8 m² / 1042 ft²

Service Charge: £6156 pa

Energy Performance Rating: E

Council Tax Band: F

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.

Crittles Court

The cottages and apartments of Crittles Court are built in warm brick with the tile-hung facades traditional to this area, gathered around a beautifully-landscaped, split-level courtyard with lawns, trees and herbaceous borders. Entrance to the estate can be gained by way of a short, secluded walk through a tiny lychgate just off the Wadhurst high street. It is no wonder then that HRH Prince Charles noted in his book 'A Vision of Britain' that it is the “imaginative touches” that set Crittles Court apart.

Wadhurst, perched on a high ridge of the picturesque Weald, has a remarkable number of good shops for its size as well as local retailers willing to make deliveries. There are excellent pubs and restaurants, a library, doctors' surgery, dentist, veterinary surgeon and a market every Saturday. Wadhurst station is just to the north of the village. Places of beauty and interest abound in the local area, such as Bewl Reservoir, Batts Wood, Wadhurst Park Lake and the National Trust's Scotney Castle. Royal Tunbridge Wells sits only seven miles away from the estate and offers many pleasurable pursuits, including the pretty colonnaded walkway known as The Pantiles, the 18th-Century Chalybeate Spring, Bayham Old Abbey, the Spa Valley Railway and the 14th-Century palace and stunning garden estate of Penshurst Place.

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.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER



29 PROPERTIES
BUILT 1981



GUEST
SUITE



LAUNDRY
FACILITY



GARDENER

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.



The Garden Walk



Wadhurst Castle



Wadhurst Village



The Old Vine - Wadhurst

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

