



## 9 Muskerrey Court, Nellington Road, Tunbridge Wells, TN4 8SX

A spacious, well presented two-bedroom cottage with private patio garden, overlooking beautiful courtyard gardens and within walking distance of local shops



**Entrance Hall**

**Downstairs Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two Double Bedrooms**

**Upstairs Shower Room**

**Garage**

**Patio Garden**

**150 year lease from 2001**

**No Ground Rent**

**55+ Age Covenant**

## The Property

9 Muskerry Court is a beautifully presented two bedroom cottage situated on the well maintained Muskerry Court estate.

Upon entering the property you are welcomed into a light and airy hallway which leads through to the useful downstairs shower room and W/C and through to the spacious sitting room, complete with an electric feature fireplace and beautiful views over the estate grounds and fountain.

The dining room is a generous size making it the perfect space for entertaining with French doors leading out to the enclosed patio garden.

There is a fully fitted kitchen with a Bosch hob, oven, microwave and integrated fridge freezer, along with a range of fitted units providing ample storage.

Upstairs the property has two large double bedrooms both offering built in storage and a family shower room.

There is 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: £550,000 (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 539732 or 07724311161 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



Bedroom 1

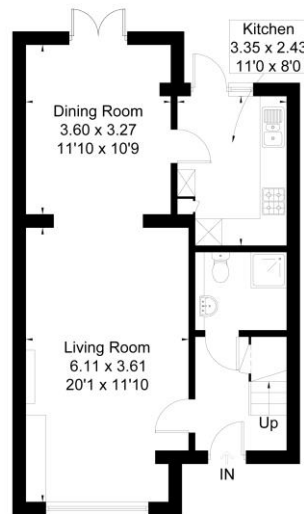


Bedroom 2

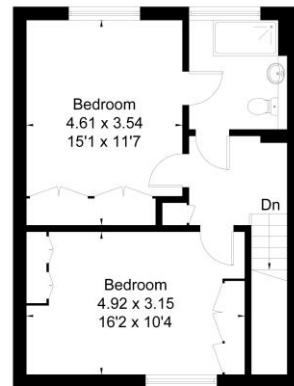


Bathroom

Approximate Floor Area = 100.7 sq m / 1084 sq ft



Ground Floor



First Floor



Rear with garden



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101156

**Approximate Gross Internals: 100.7 m<sup>2</sup> / 1084 ft<sup>2</sup>**

**Service Charge: £9637 pa**

**Energy Performance Rating: D**

**Council Tax Band: C**

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.

