



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Retirement Apartment
- Two Double Bedrooms
- Modern Shower Room
- Communal Garden
- Parking
- Energy Efficiency Rating: B

Tudeley Lane, Tonbridge

£215,000

woodandpilcher.co.uk



**Flat 60 Roswell House, Tudeley Lane, Tonbridge, Kent ,
TN11 0FT**

A top floor apartment situated in this luxury retirement complex for over-55's offering a wealth of facilities and amenities. The property comprises a wide entrance hall with two large storage cupboards and a telephone system. There are wide doors leading to the lounge/ dining room which is also open to the modern kitchen which is fitted with an integrated fridge/ freezer, hob & oven, integrated washing machine and a brand new integrated dishwasher. The living room has double doors opening to the balcony which has glass balustrading and affords a lovely view over the landscaped communal gardens and mature trees beyond. There are two double bedrooms as well as a modern wet room with a walk in double shower. There are handrails in the wet room, as well as emergency pull cords in all the living spaces to alert the 24 hour on-site staff if you are in need of assistance.

You can enjoy the privacy of your own beautifully finished modern apartment, whilst being part of a welcoming and vibrant community, with peace of mind that you are in a safe environment with housing staff on-site 24 hours a day, seven days a week, should an emergency arise. There is an onsite restaurant offering a daily two course lunch, an entertainment room on the first floor, creative room giving access to arts & crafts and IT as well as a hairdressers and beauty bar, spa bath and a convenient buggy room to store electric scooters.



Rosewell House is ideally located making it easily accessible. The main line train station is just a few miles away and a connecting bus stop is at the top of the road giving easy access to the nearby towns. With Tonbridge on your doorstep there is a wealth of shops, restaurants as well as places to visit.

You purchase 75% of the property whilst Rapport Housing & Care retains the other 25%.

ENTRANCE HALL:

Spacious entrance hall which is suitable for wheelchair user, composite front door with keyless entry and dual spyholes, radiator, video entry system, emergency pull cord, hardwire smoke alarm, cupboard with boiler and filter system, further storage cupboard with fuse box.

LOUNGE/KITCHEN:

Lounge area - Rear aspect double bay door to balcony, radiator, TV and satellite points, phone point.

Kitchen area - Fitted with wall and floor cupboards and drawers with contrasting worksurface and tiled splashbacks, 1½ sink unit with mixer tap and drainer, integrated fridge freezer, washing machine and dish washer, induction hob and under counter oven with stainless steel extractor hood above, vinyl floor.

BEDROOM:

Rear aspect double glazed window, phone and TV point, emergency pull cord.

BEDROOM:

Rear aspect double glazed window which overlooks the communal garden, radiator, emergency pull cord, TV and phone point.

SHOWER ROOM:

Large step in shower cubicle with thermostatic controls and hand held attachment, hand rail, tiled walls, wc with concealed cistern, wall hung basin, heated towel rail, emergency pull cord.

OUTSIDE:

Communal garden with lots of seating areas/benches suitable for walking frames and wheelchair users, balcony with glass balustrade, space for pots, table and chairs, mature shrubs and plants, lawn, off road parking.

TENURE:

Leasehold

Lease - 125 Years From 4 June 2018

Service Charge - currently £8,800.71 pa

Ground Rent - currently £0.00

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01732 351135



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 769 ft² ... 71.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

