



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Retirement Apartment
- Two Double Bedrooms
- Large Lounge/ Dining Room
- Kitchen
- Communal Garden & Parking
- Energy Efficiency Rating: B

Brookfield Court, Springfield Road

£140,000

woodandpilcher.co.uk

**21 Brookfield Court, Springfield Road, Southborough,
Tunbridge Wells, TN4 0LY**

This well presented and spacious two double bedroom, age restricted apartment is located on the first floor of this popular development, situated in Southborough. The property's features include double glazing, electric heating, kitchen with integrated appliances, shower room with step in shower and two double bedrooms, one with built in wardrobes. The Brookfield Court development has been thoughtfully planned as the residents have access to a communal lounge which hosts regular activities for those who wish to participate. There is a large laundry room with washing machines, tumble driers and ironing facilities, together with an internal bin store. Communal gardens surround the development, often being tended by the residents and providing seating areas where you can enjoy the surroundings. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. There is residents parking and the resident property manager together with emergency pull cords fitted to the apartment also means that help is always on hand.

The development is situated within walking distance of local shops, bus stop and doctor surgery, dentist and other amenities.

ENTRANCE HALL:

Door entry system and help alarm, large storage cupboards housing the hot water tank and shelving, further cupboard for storage and also housing the consumer unit, night storage heater

LOUNGE/DINING ROOM:

Double glazed window to side, electric feature fireplace with wood surround and granite hearth, Dimplex heater, doors to kitchen.

KITCHEN:

Double glazed window to side, a range of wall and floor cupboards and drawers with laminate work surface and tiled splashback, halogen hob and eye-level oven, sink unit with hot & cold taps and drainer, space for undercounter fridge & freezer.

BEDROOM:

Double glazed window to side, night storage heater, built in wardrobe.



BEDROOM:

Double glazed window to side, electric panel heater.

SHOWER ROOM:

Fitted with a walk in shower with fitted seat and thermostatic controls, basin set into vanity unit with mirror above, WC, tiled walls and extractor.

SITUATION:

This prestigious development by McCarthy & Stone in Springfield Road. It is conveniently positioned close to Southborough's shops, local amenities and bus services. The larger towns of Tunbridge Wells, 2 miles distance and Tonbridge, 3 miles distance, offer multiple shopping facilities, leisure and recreational facilities, together with mainline stations providing fast and services to London and the South Coast.

TENURE:

Leasehold

Lease - 125 Years From 1 October 1998

Service Charge - currently £4500 per year

Ground Rent - current £350 per year

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:

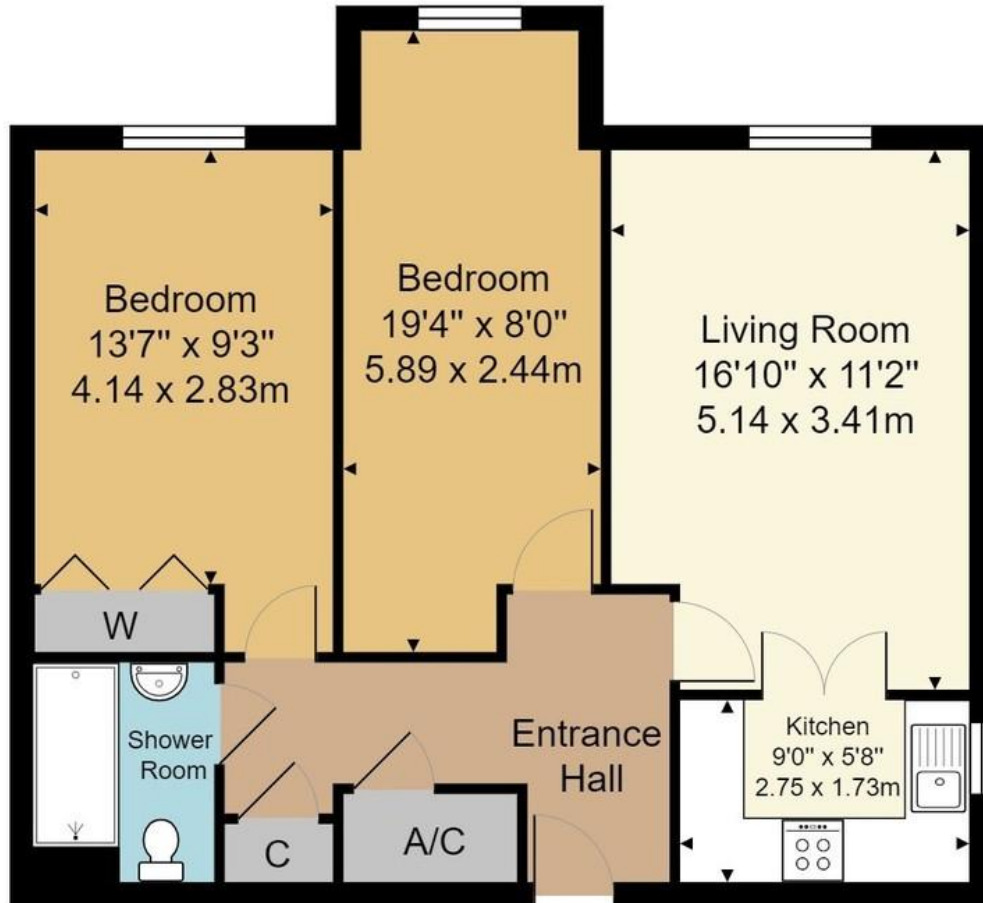
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VIEWING:

By appointment Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 691 sq. ft / 64.2 sq. m

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.

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