

CULVERDEN PARK ROAD

Tunbridge Wells - £149,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

11 Hale Court
Culverden Park Road, Tunbridge Wells, TN4 9QX

Entrance Hall - Living Room - Kitchen - Two Bedrooms - Shower Room - Communal Facilities Including Residents Lounge, Dining Room, Library, Parking & Pretty Communal Gardens

Set within a quiet residential area of Royal Tunbridge Wells is where you will find this chain free, two bedroom, first floor apartment forming part of an independent living age restricted development. The 19 apartments that form Hale Court are run by Abbeyfields which is a well regarded retirement charity and provides around the clock on site staff to assist with residents independent living, including an early morning check. The property itself consists of a spacious hallway, double aspect sitting room with Juliet balcony, kitchen with appliances, shower room with mobility aids and two bedrooms. There is a choice of lift or stairs within the building providing access to the apartment and the communal lounge and dining room provides the opportunity to make friends, join the community or find companionship, whilst the beautiful landscaped gardens make the perfect place to meet with other residents, friends of family or to relax and enjoy moment of peace. The dining room provides a meal every day and has a small kitchen where residents are welcome to make drinks at any time. Built in 2016 to a high standard the property is well maintained with an excellent range of features and offered at a very competitive asking price.

The accommodation comprises. Security controlled entrance door to main entrance hall, a choice of lift or stairs to the first floor. Private panelled entrance door to:

ENTRANCE HALL:
Coved ceiling, electric radiator, entry phone, two built-in cupboards.

LIVING ROOM:
Coved ceiling, electric radiator, power points, TV point, window to side. French doors and side windows opening to a Juliet balcony. Open aspect to:

KITCHEN:
Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap.







Fitted electric oven and hob with filter hood above. Freestanding fridge/freezer and washing machine. Tiling adjacent to the work surfaces, wood effect flooring, coved ceiling. Window to side.

BEDROOM 1:
Electric radiator, power points, coved ceiling, TV point, emergency pull cord. Window to front.

BEDROOM 2:
Electric radiator, power points, coved ceiling, TV point. Window to front.

SHOWER ROOM:
A good sized wet room comprising of a white wall mounted wash hand basin, walk-in shower area with plumbed in shower, low level WC. Part tiling to walls, coved ceiling, extractor fan, mirrored wall cabinet, vanity mirror, shaver point.

COMMUNAL FACILITIES:
These facilities include a residents lounge and dining room, library area and drinks making facilities. Outside there are pretty communal gardens to the rear of the building and residents parking.

SITUATION:
The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club.







Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

TENURE: Leasehold
Lease - 125 years from 1 January 2016
Service Charge & Ground Rent - currently £1699.06 per calendar month from 2025 which includes on call attendant 24/7.
In addition there is a food charge of £110.91 per month (£1330.92 annually) per person (main meal, dessert and coffee at lunchtime in the communal dining room). (If two people are buying there would be an additional supplement for the extra meals). It also includes 1 hour cleaning per week and 24 hour on site staff 7 days a week.
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 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Community Combined Heat & Power
Accessibility/Adaptations - Some aids in apartment

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

WOOD & PILCHER
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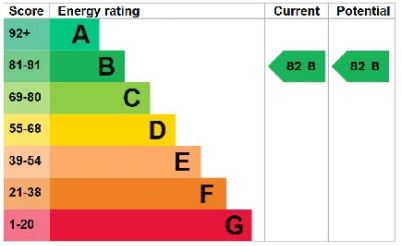
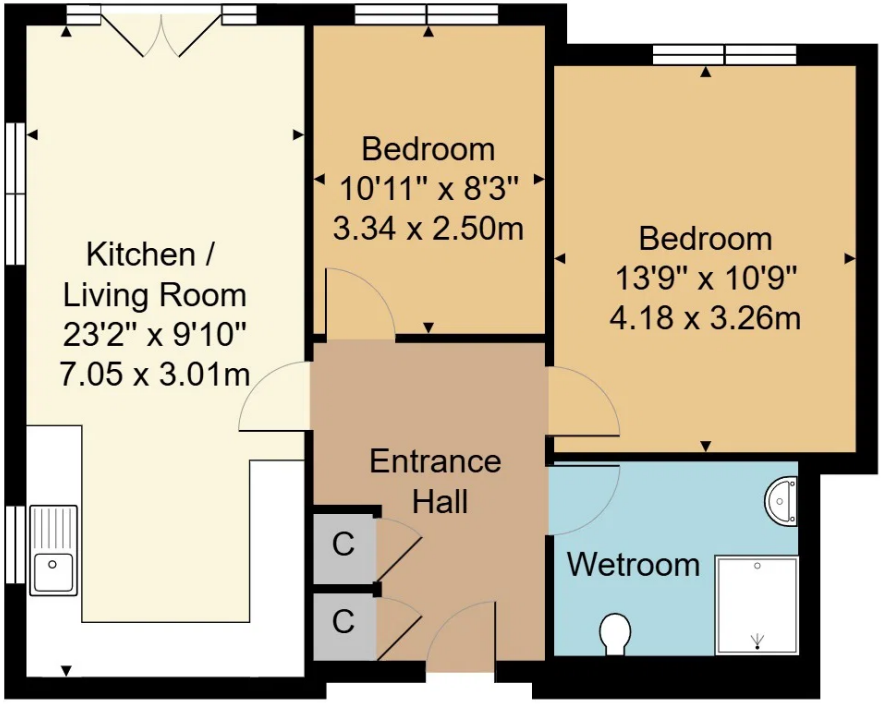
23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





Approx. Gross Internal Area 644 ft² ... 59.8 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.