

15 Chartwell Lodge, Bishops Down Road

Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

A well designed one bedroom ground floor flat with its own access out to a sunny patio. Chartwell Lodge is a popular purpose built property for those seeking independent living with the reassurance of a Lodge Manager and a 24 hour careline. Residents benefit from a communal lounge with its own kitchen and well-tended formal gardens.

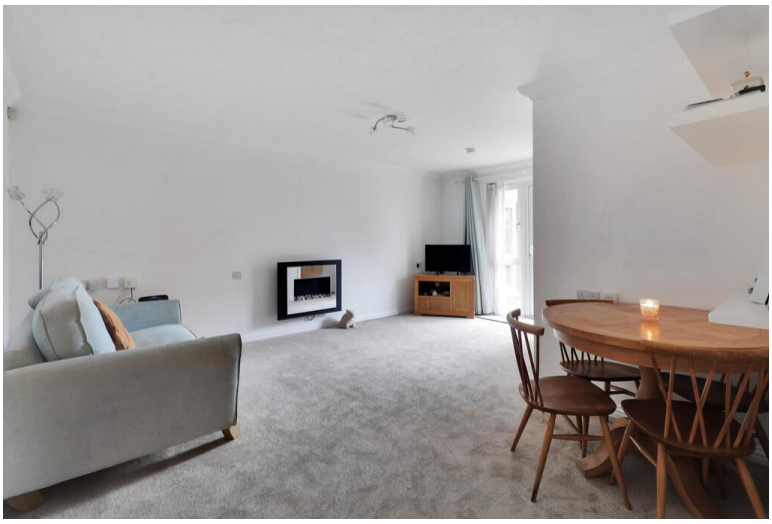
Hall, Sitting/Dining Room, fitted Kitchen, Bedroom, Shower Room, Storeroom, Electric wall mounted Radiators, Patio, Communal Lounge and Laundry Room, Resident and Visitors Parking, Gardens.

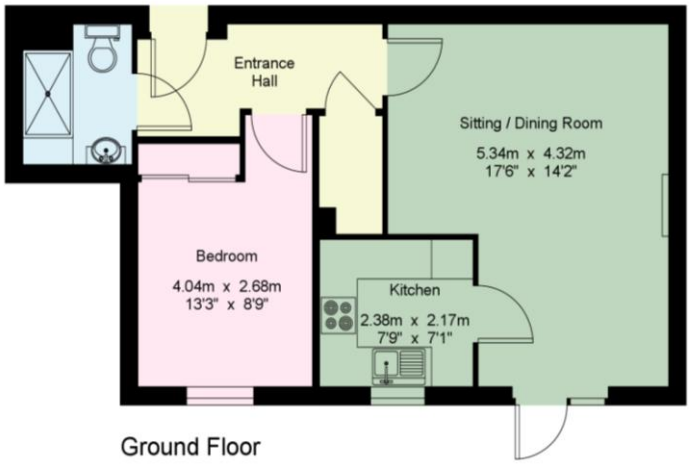
Guide price £160,000 Leasehold *Chain Free*



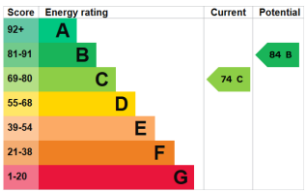








Ground Floor



15 Chartwell Lodge

Apartment - Gross Internal Area : 47.3 sq.m (509 sq.ft.)

The Property

- A well designed ground floor flat with its own access to a sunny patio.
- Convenient location within Chartwell Lodge, being close to the communal lounge and entrance.
- Front door to good sized hall with wood effect vinyl flooring, recently decorated, coved ceiling.
- Deep storage cupboard with auto light, hot water tank and shelving.
- Sitting/Dining room with new fitted carpet, glass paned doors to both hall and kitchen, access out to a sunny patio area, wall mounted electric fire, tv aerial point and coved ceiling.
- Kitchen with good range of worksurfaces with cupboards and drawers beneath and matching wall mounted cupboards above, stainless steel sink and drainer beneath window overlooking patio, electric hob and oven, tall fridge/freezer.
- Double bedroom with window overlooking the patio, double wardrobe cupboard and coved ceiling.
- Shower room, large cubicle with handrail, low level WC, chrome towel rail, convector heater, washbasin with cupboards beneath, tiled walls, fitted mirror/light.

Outside

- One of the benefits of the property is immediate access out to a patio.
- Visitor and resident parking operated on a first come first served basis.
- Attractive and well-tended formal gardens for the enjoyment of the residents with seating areas.

Practicalities

- The accommodation is normally limited to those aged 55 and above.
- There is a lodge manager plus the reassurance of a 24 hour careline.
- Laundry with washing machines and tumble dryers.
- Communal lounge has a kitchen and is used on a regular basis for social events, weekly coffee mornings, exercise classes, afternoon tea and knit and natter.
- The apartment is held on a 125 year lease which commenced on the 1st July 2007.
- Ground Rent: £811.36 per annum.
- Service Charge: £3092.35 per annum.
- Guest suite for relatives and friends with ensuite bathroom, tea and coffee making facilities all available at a nominal charge.
- Mains services for electricity, water, and drainage.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

29 Vale Road, Tunbridge Wells,
Kent, TN1 1BS

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