



## **2 Bedroom First Floor Retirement Flat with Communal Garden and Parking**

This first floor retirement flat sits in a lovely location near the popular village of Ticehurst and Bewl Water. The master bedroom and second single bedroom both have fitted wardrobes. There is a living room with view of the communal garden, a wet room style bathroom and a kitchen that is in need of modernisation. Downash Court benefits from a residents lounge, communal laundry and kitchen. The Development Manager visits the complex twice a week, and there is an option for a 24 hour emergency call system so residents can easily get assistance if required. It is a condition of purchase that residents need to be over the age of 55. Well maintained communal garden. Residents and visitor parking. Double glazing throughout, modern electric heating, EPC band C. Good storage with two landing cupboards and access to boarded loft. Tenure: Leasehold. Pets are allowed. No Chain. Viewing highly recommended.





## ACCOMMODATION

### Living Room 13' 1" x 11' 5" (4m x 3.48m)

The living room has a double glazed window that overlooks the communal garden. There is a TV point, telephone point and an electric storage heater. There is an entry phone for the front door and some fitted shelving.

### Fitted Kitchen 8' 10" x 8' 0" (2.68m x 2.44m)

The kitchen is in need of modernisation. There is a stainless steel sink with mixer tap, and a good range of wall and base kitchen cupboards providing plenty of storage. The room has a double glazed window with garden views.

### Master Bedroom 10' 10" x 9' 9" (3.3m x 2.96m)

The master bedroom has a fitted wardrobe cupboard, a double glazed window with garden views, an entry phone system and an electric storage heater.

### Bathroom

The wet room style bathroom has a wall mounted sink, a WC, and a walk in shower. There is a stainless heated towel rail, a mirror with shelf and shaving socket, and a wall mounted cabinet with mirror door. The room has a frosted double glazed window and an extractor fan.

### Bedroom 2 11' 5" x 7' 1" (3.48m x 2.16m)

The second bedroom has a fitted wardrobe cupboard and a double glazed window with a view of the communal garden. The room has an electric storage heater, a telephone point, some fitted shelving and a desk.

### Storage & Loft

The flat has a surprising amount of storage with fitted cupboards in both bedrooms, two storage cupboards on the landing, and access to the loft. The loft is boarded. There is a light, some fitted shelving and a loft ladder.

### Communal Garden

The flat overlooks the communal garden which is well maintained. There is a central garden area that is mainly laid to lawn with paths and seating.

### Location

Local shopping is available in the neighbouring village of Ticehurst, 1.4 miles away. Nearby there are bus routes to Tunbridge Wells, Wadhurst and Hawkhurst. The mainline stations at Stonegate and Wadhurst are 4.5 and 6.5 miles away respectively. Lovely country walks are close by at Bewl Water.

### Parking

There is parking on a first come first served basis, and visitor parking.

### EPC & Council Tax

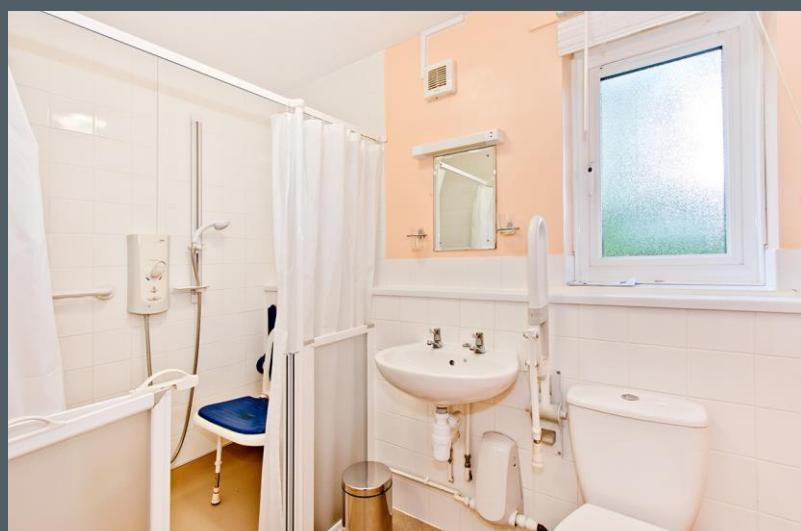
Energy Performance Certificate band C. Rother council tax band C, £2066.65 for 2025-26.

### Lease, Service Charge & Ground Rent

The property is being sold with a new 99 year lease on completion. The current service charge is £250 per month or £3000 pa. There is no ground rent.

### Ownership Notes

The purchase price represents 70% of the open market value, as per the terms of the original development.



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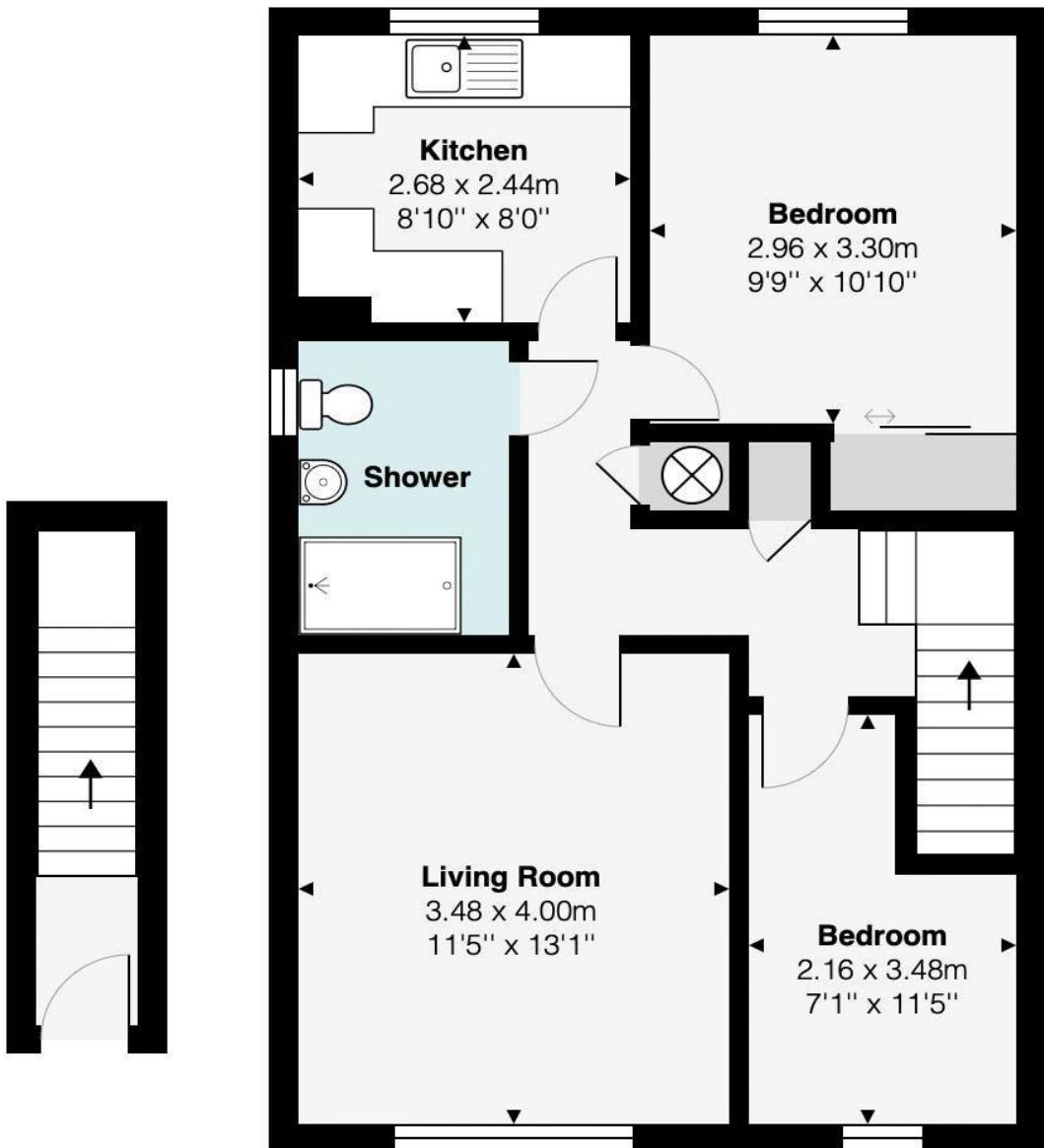
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## FLOOR PLAN



**Downash Court, Rosemary Lane, Flimwell, TN5 7PY**

Total Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that:

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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