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9 Muskerry Court Nellington Road

Rusthall, Tunbridge Wells, TN4 8SX

A beautifully presented two bedroom home within an exclusive over 55s courtyard setting, enjoying a peaceful parkland outlook.

Thoughtfully arranged with generous living space, two shower rooms, private garden and garage, offering comfort, security and a strong sense of community.

Tenure: Leasehold, Council Tax Band: C, Energy Efficiency Rating: D, Lease: 150 years from 2001, Ground Rent: Peppercorn

Age Restriction - Under a planning requirement occupation is restricted to people over the age of 55 years, and / or a person who is registered as disabled under the Chronically Sick and Disabled Persons Act 1970.

Service & Maintenance Charge - January to December 2026 to £10,201. This covers the maintenance for the grounds and buildings, including building insurance, water rates, use of the laundry, minibus for taking residents on local shopping and day trips, communal lighting and the collection of refuse.

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

- Two Bedroom Home In Exclusive Over 55s Development
- Envious Position Overlooking Courtyard Gardens
- Generous Sitting Room With Open Outlook
- Separate Dining Room With Garden Access
- Well Appointed Kitchen With Integrated Appliances
- Two Shower Rooms Including Ground Floor Wet Room
- Private Low Maintenance West Facing Garden
- Garage En Bloc With Power And Lighting
- Beautifully Maintained Communal Parkland Grounds
- Secure And Well Managed Development With Resident Facilities





THE PROPERTY

Set within the sought after Muskerry Court development, this attractive home enjoys a delightful position overlooking the central courtyard, surrounded by beautifully maintained parkland grounds. The setting offers a calm and welcoming environment, perfectly suited to those seeking both independence and a sense of community.

The accommodation is well proportioned and thoughtfully arranged. The entrance hall provides useful storage and leads to a ground floor wet room, offering flexibility and convenience. The sitting room is a particularly inviting space, with large windows drawing in natural light and providing a pleasant outlook across the communal gardens, complemented by an elegant fireplace and fitted cabinetry.

Flowing through, the dining room creates an ideal space for both everyday living and entertaining, with doors opening directly onto the private garden. The Paula Rosa kitchen is well appointed with a comprehensive range of units and integrated appliances, designed to be both practical and stylish, with direct access outside.

Upstairs, the principal bedroom enjoys a peaceful outlook across the grounds and benefits from fitted wardrobes. The second bedroom is equally generous and features built-in storage, along with access to a well sized shower room, creating a comfortable arrangement for guests.

Externally, the property benefits from a charming private paved garden, designed for low maintenance, with established planting and a useful storage cupboard. A rear gate provides easy access to the communal grounds and leads conveniently to the garage en bloc, which is equipped with power and lighting.

Residents of Muskerry Court enjoy access to extensive landscaped gardens, along with a range of facilities and services designed to support an easy and comfortable lifestyle, all within a carefully managed and secure environment.

THE LOCATION

Muskerry Court is set within a classical English parkland setting on the edge of the village of Rusthall, inspired by the elegant architectural style of Decimus Burton, as seen across Royal Tunbridge Wells. The development comprises an attractive mix of cottages and apartments arranged around a central courtyard garden, designed specifically for comfortable later living. The apartment benefits from a range of practical features including underfloor heating, a personal alarm system, CCTV for added security, a nearby garage, residents' laundry facilities, a guest suite for visitors, and on-site Courtyard Managers who help maintain the grounds and provide day-to-day support.

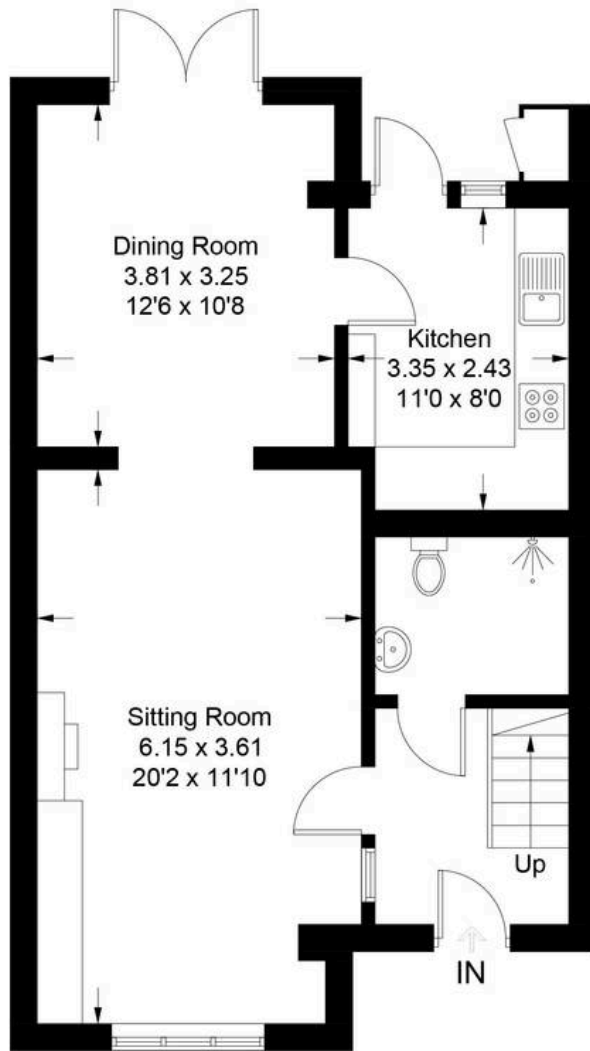
Situated on the western outskirts of Tunbridge Wells, Rusthall offers a range of local amenities including shops, cafés, pubs and a medical centre, along with a strong sense of community. The village lies within the High Weald Area of Outstanding Natural Beauty, providing picturesque surroundings and excellent opportunities for outdoor activities. Rusthall Common is a particularly popular local green space, ideal for walking and recreation.

There are regular bus services connecting the village to Tunbridge Wells, where a mainline station provides links to London and the wider rail network.

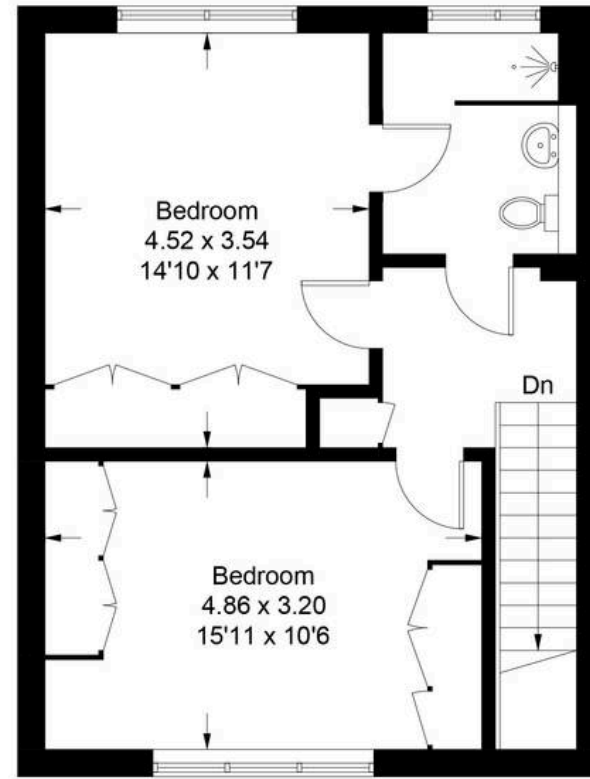
The surrounding area offers a variety of leisure and lifestyle attractions. Bedgebury National Pinetum and Forest, with its walking and cycling trails, is within easy reach, as is the historic Scotney Castle with its beautiful gardens and parkland. For shopping and dining, Bluewater Shopping Centre is accessible by car, while the south coast, including Camber Sands, can also be reached for day trips.



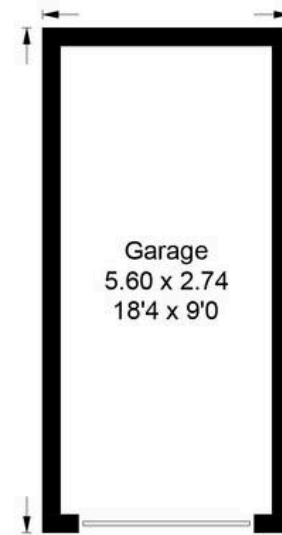
Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
(Including External Cupboard)
Garage = 12.2 sq m / 131 sq ft
Total = 114.4 sq m / 1231 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID874027)

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