



Bardens



16 DOWNASH COURT ROSEMARY LANE

£90,000
LEASEHOLD

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. Council tax band C. Good storage with two landing cupboards and access to boarded loft. Tenure: Leasehold. Pets are allowed. No Chain. Viewing highly recommended.



- Two Bedroom First Floor Retirement Flat • Master Bedroom & Second Single Bedroom Both with Fitted Wardrobes • Fitted Kitchen in Need of Modernisation • Living Room with View of Communal Garden • Wet Room with Walk in Shower • Storage Cupboards & Loft Access

Living Room

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

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

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

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

Lease, Service Charge & Ground Rent

The property is being sold with a new 99 year lease on completion. The current service charge is £218 per month or £2616 pa, including water. There is no ground rent.

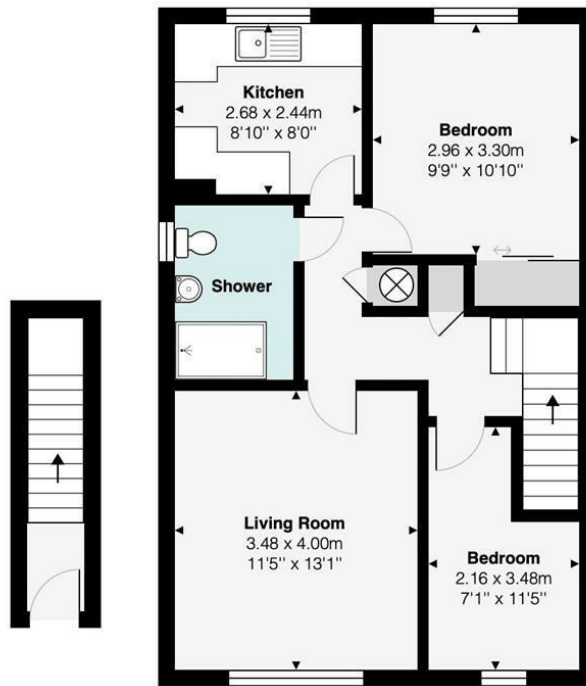
Ownership Notes



- Lovely Communal Gardens • Communal Lounge, Kitchen & Laundry Room • Double Glazing Throughout. Electric Heating. EPC Band C. No Chain • Interested? Video Tour Available

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





Downash Court, Rosemary Lane, Flimwell, TN5 7PY

Total Area: 53.7 m² ... 578 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Tunbridge Wells
85 High Street
Tunbridge Wells
Kent
TN1 1XP

01892 527317
lettings@bardensestates.co.uk
www.bardensestates.co.uk

