



Connells

Brookfield Court Springfield Road
Southborough Tunbridge Wells

Brookfield Court Springfield Road Southborough Tunbridge Wells TN4 0LY

for sale offers in excess of
£170,000



Property Description

Positioned on the ground floor of this sought-after development in central Southborough is this well-presented two double bedroom retirement apartment. The property features a generous entrance hall with excellent built-in storage, leading through to a bright and spacious dual-aspect sitting/dining room leading to the patio area.

Glazed double doors open to the kitchen, fitted with a range of units and integrated hob and oven, along with space for both a fridge and washing machine.

The principal bedroom benefits from fitted wardrobes with mirrored sliding doors, while the second double bedroom offers flexibility as an additional reception room, study, or guest bedroom. A modern shower room completes the internal accommodation.

Brookfield Court has been thoughtfully designed for comfortable living. Residents enjoy access to a welcoming communal lounge which hosts regular social activities, a large laundry room equipped with washing machines, tumble dryers and ironing facilities, and an internal bin store.

Attractive communal gardens surround the development, often tended by residents, providing peaceful seating areas to relax and enjoy the outdoors.

Residents must be aged 60 or over (or in the case of a couple, one aged 60+ and the other

55+). Additional benefits include residents' parking offered on a first-come, first-served basis, and the reassurance of an on-site property manager.

Communal Entrance Hall

Ground Floor

Entrance Hall

Storage heater, Tunstall personal alarm, airing cupboard with hot water tank and space for storage, further cloaks cupboard also housing consumer unit.

Lounge/Dining Room

Double glazed door to patio, fire surround with electric log burner effect fire, storage heater, glazed doors to kitchen.

Kitchen

Wall and floor cupboards and drawers with quartz worksurface and splashback, double glazed window to side, eye-level oven, halogen hob, space for fridge and washing machine.

Bedroom One

Double bedroom with front aspect double glazed window, storage heater, built-in wardrobe with mirrored sliding doors.

Bedroom Two

Double bedroom with front aspect double glazed window, electric heater.

Shower Room

Walk in shower cubicle with electric shower and tiled walls, pedestal hand wash basin, W.C, extractor.

Outside

Residence Parking

Communal Gardens

Well-established communal gardens with laid to lawn, shrubs and hedges.

Additional Benefits

- Lift, Lounge, Laundry, Guest facilities, Garden
- Whole site accessible by wheelchair.
- Access to site easy. Distances: bus stop approximately 700 yards; shop approximately 700 yards; post office approximately 700 yards; town centre approximately 1 mile(s); GP approximately 700 yards; social centre approximately 1 mile.
- New residents accepted from 60 years of age.
- Housing Authority: Tunbridge Wells

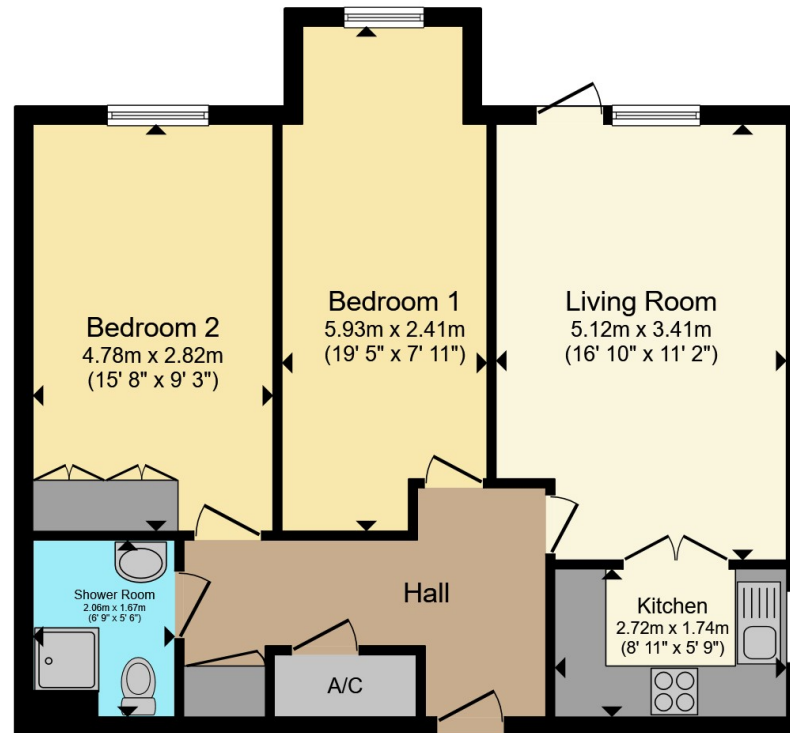
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 63.7 m² (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
Band: D

Service Charge:
5661.94

Ground Rent:
361.13

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406665

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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