



Modern 2 Bedroom 2 Bathroom Retirement Apartment with Ensuite and Private Balcony

This modern two bedroom third floor retirement flat has a living-dining room with feature fireplace and private balcony. The fitted kitchen is well equipped with integrated fridge & freezer, fan oven and electric hob. The master bedroom has a fitted wardrobe, an en suite shower room and a private balcony. The family bathroom has a bath and separate shower. There is a second double bedroom, and a sizable storage cupboard in the entrance hallway. The flat is double glazed throughout and has an energy performance certificate of band C. Holmes Court benefits from a residents lounge, communal laundry, and guest suite. The Development Manager is situated on the ground floor and there is 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 60, or for couples one person must be over the age of 60 and the other over 50. Holmes Court is centrally located just a short walk from Waitrose and Tonbridge High Street. Parking on first come first served basis. Council tax band E. Building has lift access. Viewing highly recommended.





Entrance Hallway

The entrance hallway has a telephone entrance system, and a large cupboard that provides useful additional storage.

Retirement Property Restrictions

It is a condition of purchase that residents be over the age of 60 years, or for couples that one person is over the age of 60, and the other is over the age of 50.

Holmes Court Facilities

The building benefits from a residents lounge, communal laundry, guest suite, Development Manager, 24 hour emergency call system, lift to all floors and a communal satellite dish (additional fees apply for Sky TV).

Parking

There is a gated parking area at the rear of the property. Parking is on a first come first served basis.

Location

Holmes Court is centrally located, close to Waitrose Tonbridge. Tonbridge Castle is a 5 minute walk away, and Tonbridge swimming pool is a 6 minute walk. Tonbridge High Street is close by with the JD Weatherspoon Humphrey Bean a 3 minute walk. The Angel Centre is 0.3 miles away and Tonbridge mainline station with its train services to London and Tunbridge Wells is 0.4 miles or less than a 10 minute walk

Lease, Service Charge & Ground Rent

The flat has a lease with 106 years remaining. The ground rent is £495 pa and the service charge is £5100 pa

EPC and Council Tax

Energy Performance Certificate band C. Tonbridge & Malling Council Tax band E, £2992.66 for 2026-27.

ACCOMMODATION

Living Room 22' 5" x 10' 2" (6.83m x 3.10m)

The living room has a feature fireplace and a French door that opens onto a private balcony. There is a TV point, a telephone point, and a modern electric heater.

Fitted Kitchen 8' 0" x 7' 3" (2.45m x 2.22m)

The fitted kitchen has a double glazed window that overlooks the front of the property. There is a sink with mixer tap, a fan oven and four ring electric hob, an under counter fridge and a separate under counter freezer.

Master Bedroom 13' 2" x 10' 7" (4.02m x 3.22m)

The master bedroom has a fitted wardrobe cupboard with mirror doors, and a French door that opens onto a private balcony. There is a telephone point, a TV point and a modern electric heater.

Master Bedroom En Suite Shower Room 7' 10" x 7' 5" (2.38m x 2.26m)

The master bedroom en suite shower room has a walk-in corner shower, a WC, and a wall mounted basin with storage underneath. There is a double glazed window, a heated towel rail and a wall mounted mirror.

Double Bedroom 2 15' 2" x 9' 0" (4.62m x 2.75m)

The second double bedroom has a double glazed window that overlooks the front of the property. There is a modern wall mounted electric heater, a TV point and a telephone point.

Family Bathroom 6' 9" x 5' 6" (2.07m x 1.68m)

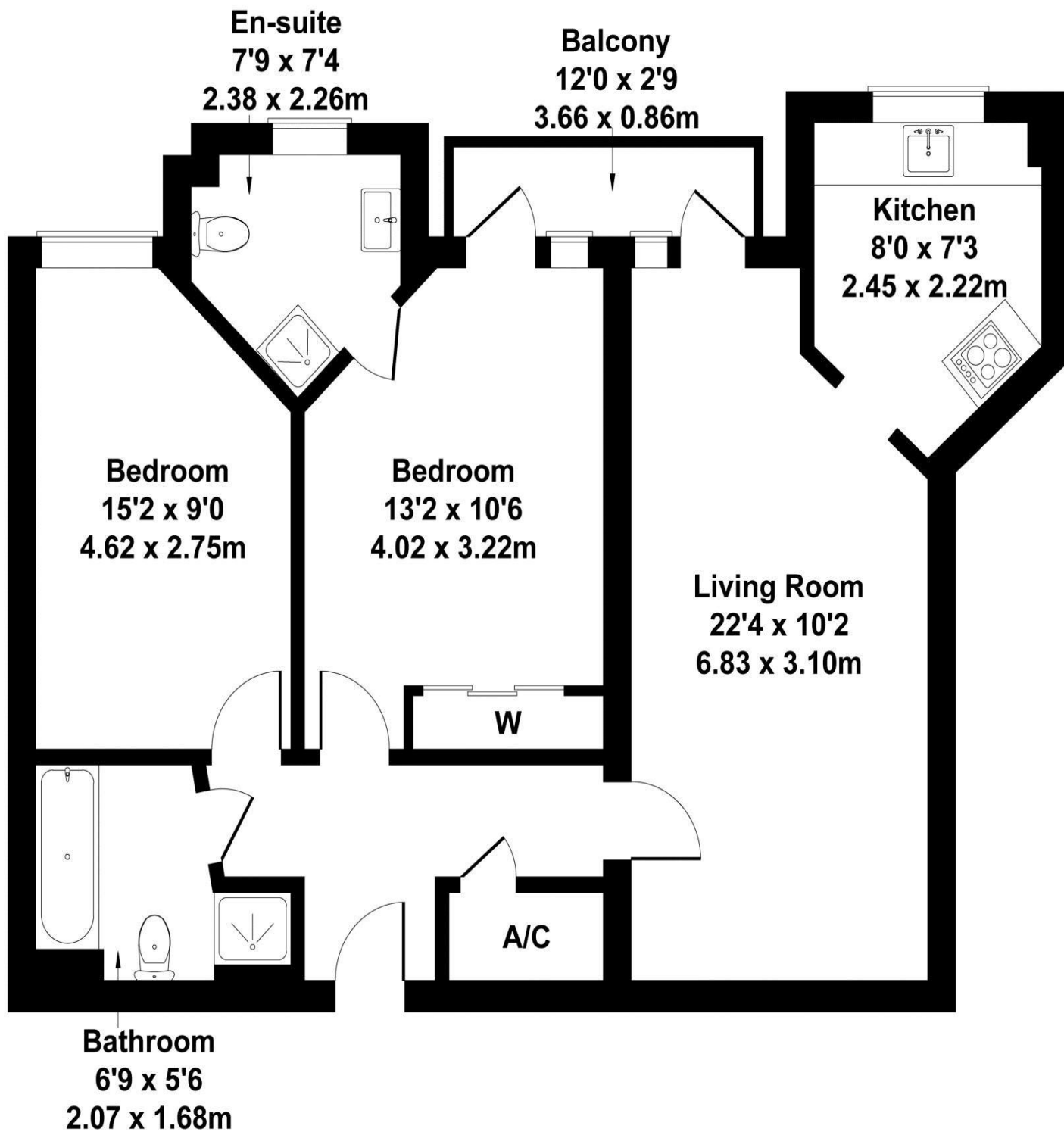
The family bathroom has a full length bath and separate walk-in shower. There is a wall-mounted basin with storage underneath, a WC and a heated towel rail.





Holmes Court

Approximate Gross Internal Area
786 sq ft - 73 sq m



For Illustrative Purposes Only.

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk