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PROFESSIONALS IN PROPERTY

20 Muskerry Court

Nellington Road, Rusthall, Tunbridge Wells

TN4 8SX

Kings Estates are pleased to present this spacious two-bedroom ground-floor apartment for the over 55s, with a south-facing courtyard garden, garage and no onward chain, in a peaceful parkland setting.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- GUIDE PRICE £525,000 - £550,000
- Luxury Ground Floor Apartment offering independent living for the Over 55's
- Private South-facing Courtyard Garden
- Close to Rusthall Village Centre
- Two Double Bedrooms with Built in Wardrobes
- Two Bath / Shower Rooms - One Ensuite
- Sitting / Dining Room
- Garage En Bloc
- Beautifully Maintained Communal Parkland Grounds
- There is a laundry facility on site and a guest suite provides comfortable accommodation for visiting family and friends

A welcoming entrance hall provides built-in storage and a video entry system, leading through to the bright, dual-aspect living room. Double doors open onto the courtyard garden, drawing natural light into the room and creating a lovely connection with the outdoors. The living space flows naturally into the dining room, providing a comfortable setting for everyday meals and gatherings with friends and family. The well-equipped kitchen features matching wall and base units alongside a range of integrated appliances. Both bedrooms offer built-in wardrobes, with the principal bedroom also benefiting from an additional cupboard and an en-suite bathroom. A separate shower room conveniently serves the second bedroom and visiting guests.

Outside, the private south-facing courtyard garden offers an inviting spot for a morning coffee, leisurely lunch or quiet afternoon in the sunshine. The surrounding parkland enhances the sense of tranquillity, while the single garage en bloc provides useful parking or storage. Viewing is highly recommended to appreciate the space, setting and lifestyle this charming home offers.

PRIVATE SOUTH-FACING COURTYARD GARDEN - Enclosed and extends to the side. There are paved areas providing space for seating and entertaining.

COMMUNAL GROUNDS - Residents of Muskerry Court have use of the well tended and landscaped grounds.

GARAGE - Located close to the property itself. Single garage with automatic door and power and light connected.

OTHER INFORMATION

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.

Lease - 150 years from 2001

Service & Maintenance Charge - Approximately £8,788 per annum. 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.

Ground Rent - Peppercorn

Council Tax Band - B - Tunbridge Wells Borough Council

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

Properties at Muskerry Court are set in classical English parkland towards the edge of the village. Drawing on architectural inspiration provided in Royal Tunbridge Wells by Decimus Burton, Muskerry Court comprises cottages and apartments set around a central courtyard garden. Like all English Courtyard properties, the apartment incorporates practical details designed to make life easier as you grow older. Features include a personal alarm system, thermostatically controlled underfloor heating and a nearby garage with an automatic door. There is a guest suite for residents' visitors and a laundry room equipped with washing machines and dryers. The resident Courtyard Managers ensure a high standard of grounds and building maintenance and offer neighbourly support. CCTV provides added security.

Situated on the western outskirts of Royal Tunbridge Wells, Rusthall offers useful local shops and a medical centre. The village forms part of the High Weald Area of Outstanding Natural Beauty, contributing to its scenic surroundings. Its history dates back centuries: originally associated with agriculture, it has developed into a residential village. Local shops, pubs and community facilities promote a close-knit feel.

A frequent bus service runs between Rusthall and Tunbridge Wells. The nearest railway station is in Tunbridge Wells, providing connections further afield.

There are many opportunities for nature walks, sports and recreation in and around Rusthall. Residents can enjoy views and walks in the surrounding High Weald countryside, while Rusthall Common is a popular place for relaxation and outdoor recreation.

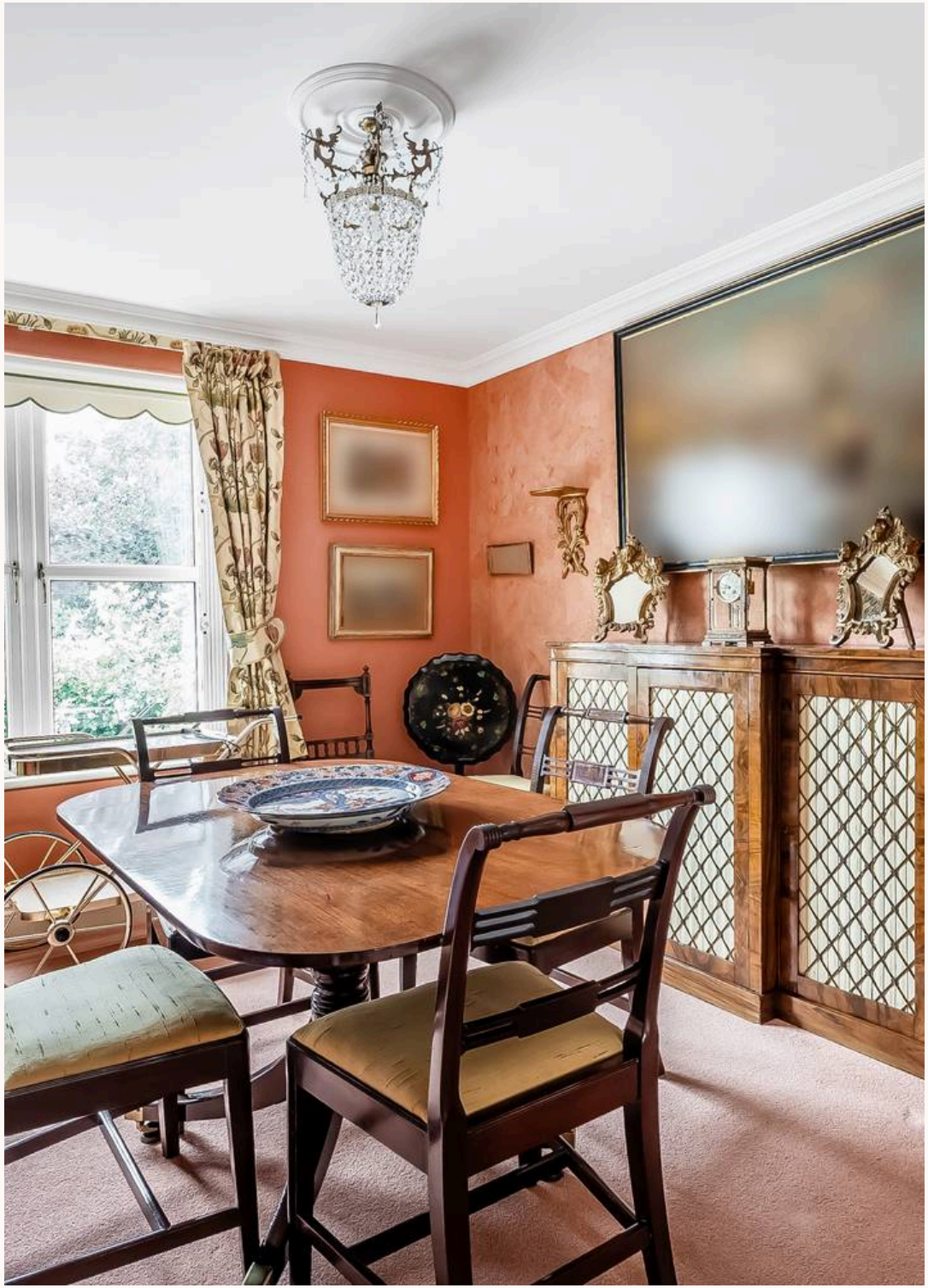
Local pubs and cafés offer places to relax, catch up with friends and family, or meet new people. Places to eat include A* Café and the Toad Rock Retreat pub, while village shops provide everyday groceries, with more options in nearby towns.

Bedgebury National Pinetum and Forest is around half an hour's drive from Rusthall. Its botanical collection and 320-acre forest feature walking and cycling trails, a café and a treetop rope course, offering something for all ages.

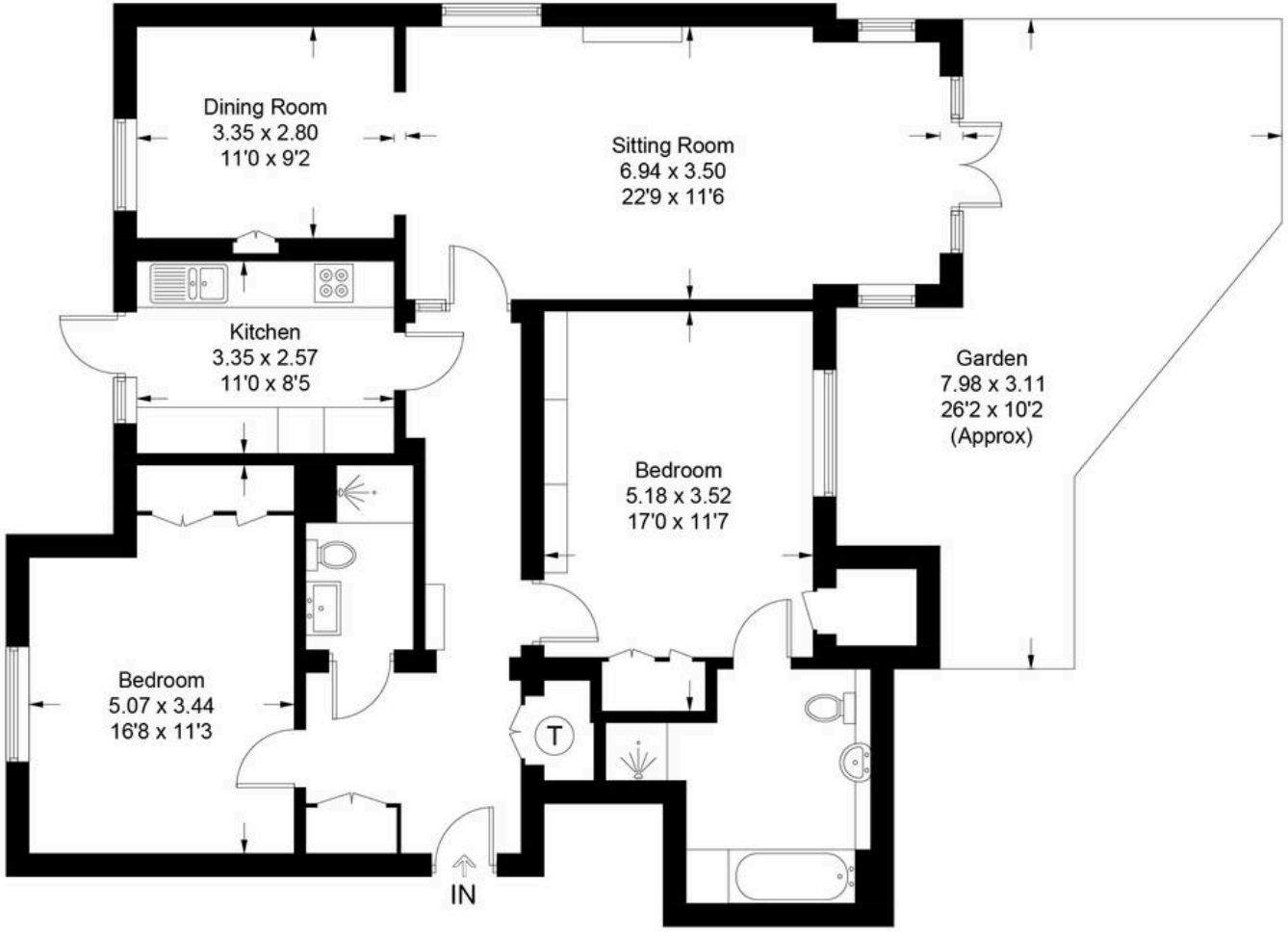
Bluewater Shopping Centre, one of the largest in the UK, is another option for a day out. Visitors can combine shopping with a walk through the Mosaic Gallery Tunnel to a lake with wildlife, or enjoy cycling and a picnic.

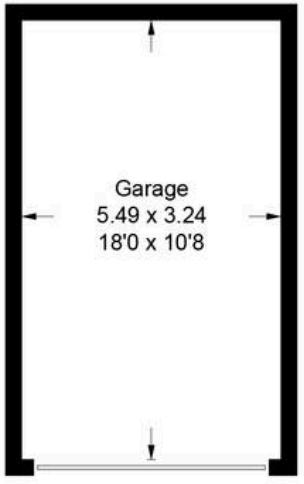
Just over an hour's drive south, Camber Sands offers a two-mile beach with rolling sand dunes, parking and watersports. Visitors can also explore the nearby village of Camber and stop for a bite to eat.

Closer to home, the National Trust's Scotney Castle has historic ruins, a Victorian mansion, gardens and woodland trails. It offers a countryside escape in every season and is around 20 minutes' drive from Rusthall.



Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 126.6 sq m / 1363 sq ft





(Not Shown In Actual Location / Orientation)

Ground Floor

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. (ID1336259)

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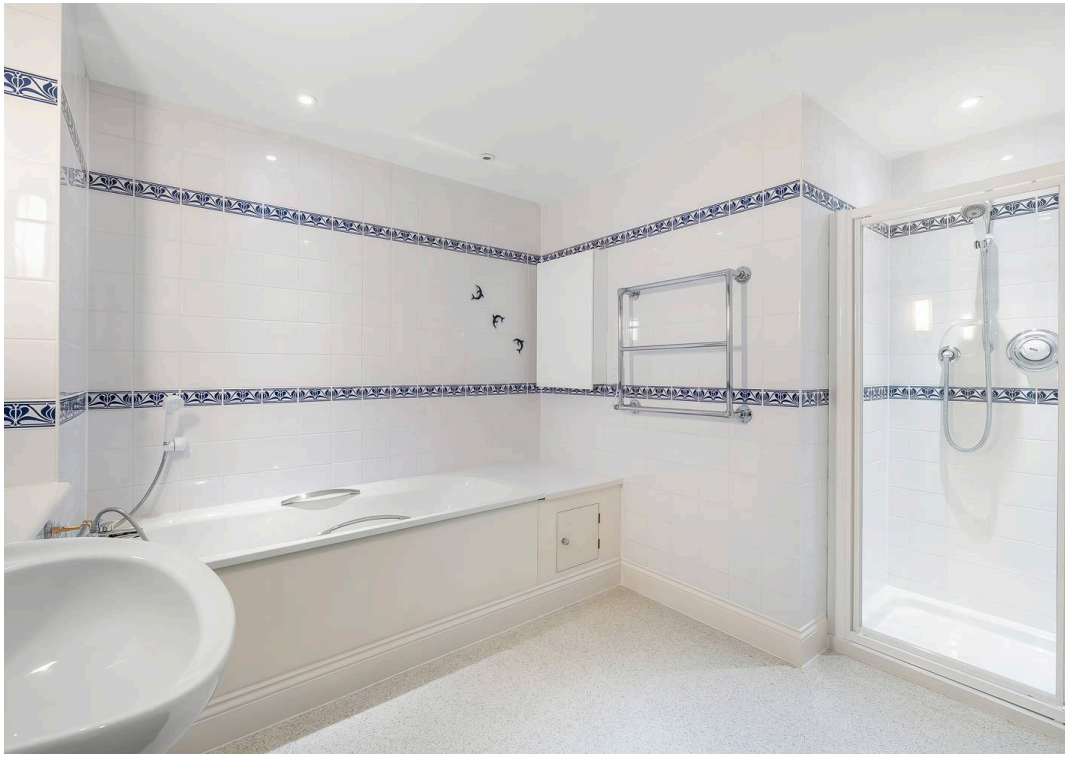

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