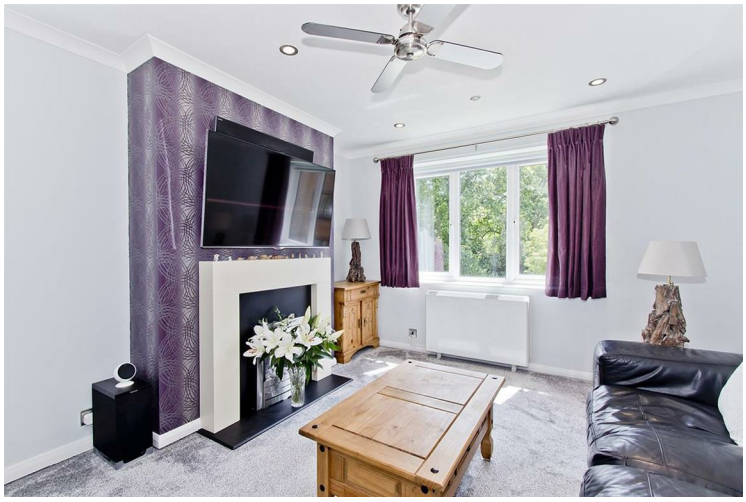
ROSEMARY LANE
WADHURST

£125,000

LEASEHOLD

This modern 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 feature fireplace, and a modern bathroom with freestanding bath. The modern kitchen is well equipped with double oven, dishwasher, washing machine, and fridge freezer. Downash Court benefits from a residents lounge, communal laundry and kitchen. The Development Manager visits the complex twice a week, and there is the option to have 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. Communal garden. Residents and visitor parking. Double glazing throughtout, modern electric heating, EPC band C. Council tax band C. Good storage with three landing cupboards and access to 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 • Modern Fitted Kitchen with Dishwasher, Washing Machine and Fridge Freezer • Bright & Airy Living Room with Feature Fireplace • Lovely Communal Gardens

Living Room

The living room has a feature fireplace and a double glazed window with views over the communal garden. There is a ceiling fan, TV point, phone point and a modern electric storage heater.

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Modern Kitchen

The modern kitchen has light grey gloss units and Apollo worktops. There is a double glazed window with garden view. The integrated appliances include a dishwasher, washing machine, double oven and fridge freezer. There is a four ring electric hob and a one and a half bowl sink with mixer tap.

Master Bedroom

The master bedroom has two fitted wardrobes. There is a ceiling fan, a double glazed window that overlooks the garden, and a modern storage heater.

Modern Bathroom

The modern bathroom has a freestanding bath with floor-standing tap. There is a low-level WC, wall mounted basin with storage underneath and mixer tap. The room has a stainless steel heated towel rail, a fitted mirror and a wall mounted storage cabinet.

Bedroom 2

The second single bedroom has a double glazed window that overlooks the communal garden. There are two fitted wardrobe cupboards, a ceiling fan and a modern storage heater.

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Storage & Loft

The flat has a surprising amount of storage with fitted cupboards in both bedrooms, three storage cupboards on the landing, and access to the loft. The loft is partly boarded, there is a light and a loft ladder.

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.

EPC & Council Tax

Energy Performance Certificate band C. Rother council tax band C, £2265.13 for 2025-26.

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.

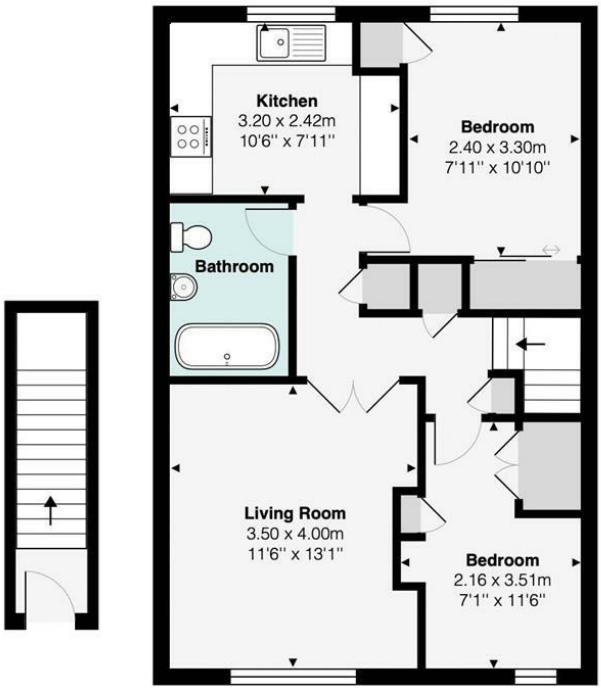
Parking

There is parking on a first come first served basis, and visitor parking.

Additional Notes

It is a condition of purchase that residents need to be over the age of 55. The purchase price represents 70% of the open market value, as per the terms of the original development.

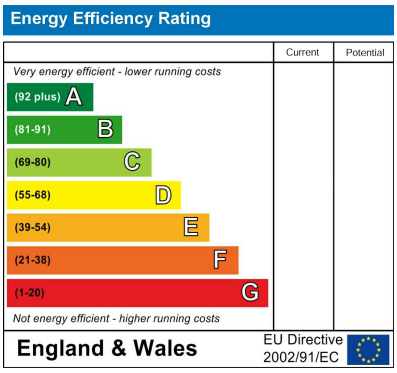
• Resident & Visitor Parking on First Come First Served Basis • Communal Lounge, Kitchen & Laundry Room • No Chain. Council Tax Band C • Double Glazing Throughout. Electric Heating. EPC Band C • New 99 Year Lease. No Ground Rent. Service Charge £2616 pa Including Water



Downash Court, Rosemary Lane, Flimwell, TN5 7PY

Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only



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

Bardens