



44 HOLMES COURT MEDWAY WHARF ROAD

**£200,000
LEASEHOLD**

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 to all floors. Viewing highly recommended.



- Third Floor 2 Bedroom 2 Bathroom Retirement Flat with Private Balcony • Chain Free • Master Bedroom with En Suite Shower Room and Fitted Wardrobe • Second Double Bedroom and Family Bathroom • Fitted Kitchen and Living Room with Feature Fireplace

Living Room

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.

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Fitted Kitchen

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

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

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

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

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.

Entrance Hallway

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

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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



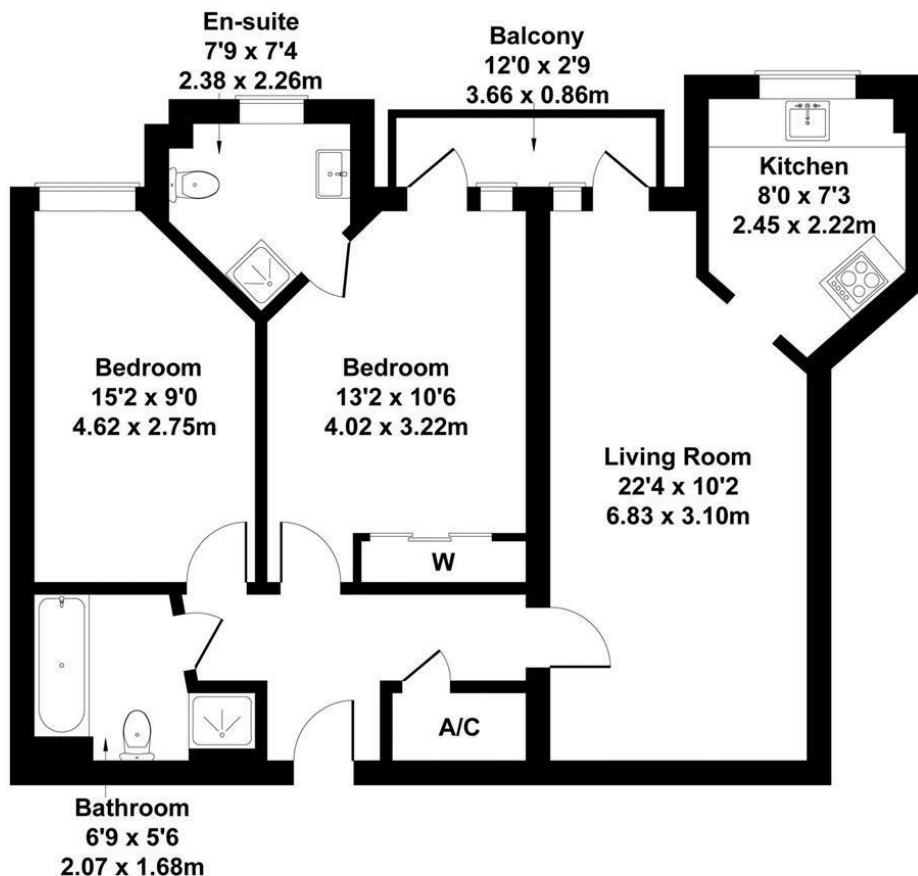
- Private Balcony • Council Tax Band E. Lease 106 Yrs Remaining. Ground Rent £495 pa. Service Charge £5100 pa • Double Glazing Throughout. Modern Electric Heating. EPC Band C • Parking on First Come First Served Basis • Viewing Highly Recommended

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



Holmes Court

Approximate Gross Internal Area
786 sq ft - 73 sq m



For Illustrative 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: E**

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

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