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**KMJProperty**
Your local independent Estate Agent

St Paul's Court, Rusthall

Offers In Region Of £200,000

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A beautifully presented and recently renovated one bedroom ground floor retirement apartment, forming part of the ever popular St Paul's Court development for the over 60s. Occupying an end of terrace position, this lovely home benefits from its own private entrance and a private rear garden, offering a rare sense of privacy and independence.

The accommodation comprises a spacious lounge/dining room, fitted kitchen, bathroom and a well proportioned bedroom. St Paul's Court also benefits from a house manager and a warm, welcoming community atmosphere, making it a particularly appealing choice for those looking to enjoy independent living within a friendly setting.

Ideally situated within easy reach of Rusthall High Street, the property is perfectly placed to enjoy a range of local amenities, including a variety of independent and family run businesses which give the village its charming community feel. There is also a regular bus service into Tunbridge Wells town centre, running approximately every 15 minutes, making it easy to access further shops, amenities and transport links.

Please note that parking spaces are available by separate negotiation with the house manager.

Unexpired Lease 60 Years

Ground Rent: £45 per quarter

Maintenance Charge: £2058 per year.

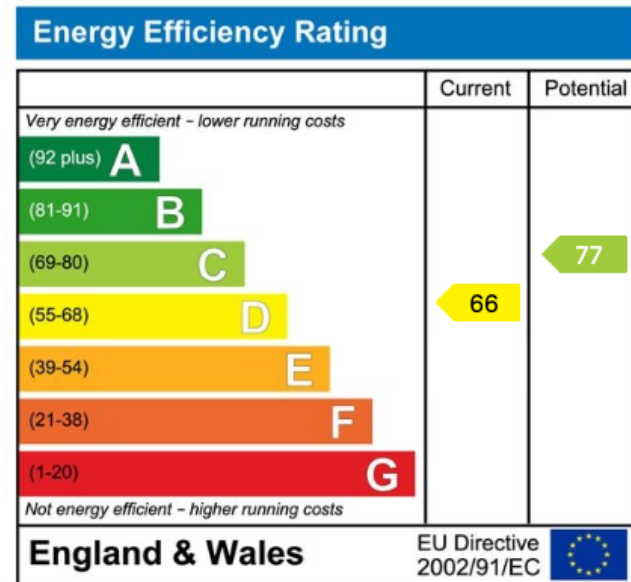




Approximate Floor Area
550.35 SQ.FT.
(51.13 SQ.M.)

TOTAL APPROX FLOOR AREA 550.35 SQ.FT. (51.13 SQ. M.)
For Identification Purposes Only.

- St Pauls Court
- Recently Refurbished
- Fantastic Community
- House Manager
- Rusthall Village
- Retirement Property
- END OF CHAIN
- Parking
- Launderette On Site
- EPC C



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
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BRITISH
PROPERTY
AWARDS
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★★★★★
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TUNBRIDGE WELLS