



MUSKERRY COURT, NELLINGTON ROAD

RUSTHALL, TUNBRIDGE WELLS - £535,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

22 Muskerry Court
Nellington Road, Rusthall, Tunbridge Wells
TN4 8SX

Highly sought after two-bedroom age restricted apartment.

Communal Entrance Hall With Stairs & Lift To First Floor - Entrance Hall - Substantial Lounge/Dining Room With French Doors To Balcony With Views Over Communal Gardens & Grounds - Fitted Kitchen With Appliances - Principal Bedroom With En-Suite Bathroom - Second Bedroom - Separate Shower Room - Electric Underfloor Heating - Double Glazed Windows - En-Bloc Garage With Electric Up & Over Door - Resident Estate Manager - Guest Suite - Gardner - Minibus Service - Laundry Facilities - Age Restriction To 55 & Over

This extremely spacious and well presented two bedroom first floor apartment is situated on the extremely sought after Muskerry Court Estate.

This purpose built retirement development for the over 55's comprises a collection of cottages and apartments set around an attractive central garden with surrounding mature grounds providing a classical parkland setting with a delightful tree lined avenue approach leading to an impressive archway which in turn leads into the formal courtyard. The apartment itself can be accessed from the communal hall by either stairs or lift, and upon entering the property you are welcomed by a large hallway with views all the way through to the balcony and parkland beyond. All the rooms are generous in size with the spacious lounge/dining room benefiting from triple aspect windows and French doors. The principal bedroom has use of an en-suite bathroom with the second double bedroom having access to a separate shower room. The kitchen has a range of fitted appliances and Double glazed windows and electric underfloor heating keep everything nice and cosy.

Cognatum Estates are the managing agents for this development and carry out repairs and maintenance, arrange the windows to be cleaned, refuse collection and tend to the gardens and grounds. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed, ideal for those that want independent living.



There is also a laundry facility on site and a guest suite provides comfortable accommodation for visiting family and friends whilst a minibus service is available for shopping and other trips. The cost of these services are shared equally between all properties there are no restrictions on owning a property except that one resident must be over 55 years of age.

The accommodation comprises. Communal entrance hall with a choice of stairs or lift to first floor. Panelled entrance door to:

ENTRANCE HALL:

Coved ceiling, power points, video entry phone, double coats cupboard and double cupboard housing the 'Megaflow' hot water cylinder.

LOUNGE/DINING ROOM:

A really good sized room with triple aspect windows with curtains and pelmets and providing views over the parkland. Central double glazed French doors opening to the balcony with surrounding balustrades.

KITCHEN:

Fitted with a comprehensive range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated fridge/freezer, washing machine, dishwasher, microwave and electric hob with filter hood above. Ceiling down lighting, power points. Window to side with fitted roller blind. Turning adjacent to worktops.

PRINCIPAL BEDROOM:

Windows to side with fitted curtains and pelmet vertical blinds, coved ceiling, power points. Two double built-in wardrobes. Door to:

EN-SUITE BATHROOM:

White panelled bath with mixer tap and hand shower spray, wall mounted wash hand basin, low level WC. Part tiled walls, wall mirror, heated towel rail, wall cabinet and shavers point. Window to side.

BEDROOM 2:

Coved ceiling, power points, built-in triple wardrobe and cupboards. Window to side with vertical blinds and fitted curtains.



SHOWER ROOM:

White suite comprising of a pedestal wash hand basin, large corner shower cubicle with plumbed in shower, low level WC. Tiling to walls, extractor fan, heated towel rail, mirrored wall cabinet and wall lights.

OUTSIDE:

Communal gardens and parklands surround the development. There is a single garage located in block close by with electric up and over door. Additional visitors parking is provided.

TENURE:

Leasehold
Lease - 150 years from 24 June 2001
Service Charge - currently £10,200.00 per year
No Ground Rent

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

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Electric Underfloor Heating
Restrictions - Age Restricted Over 55's

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Kent, TN1 1UT

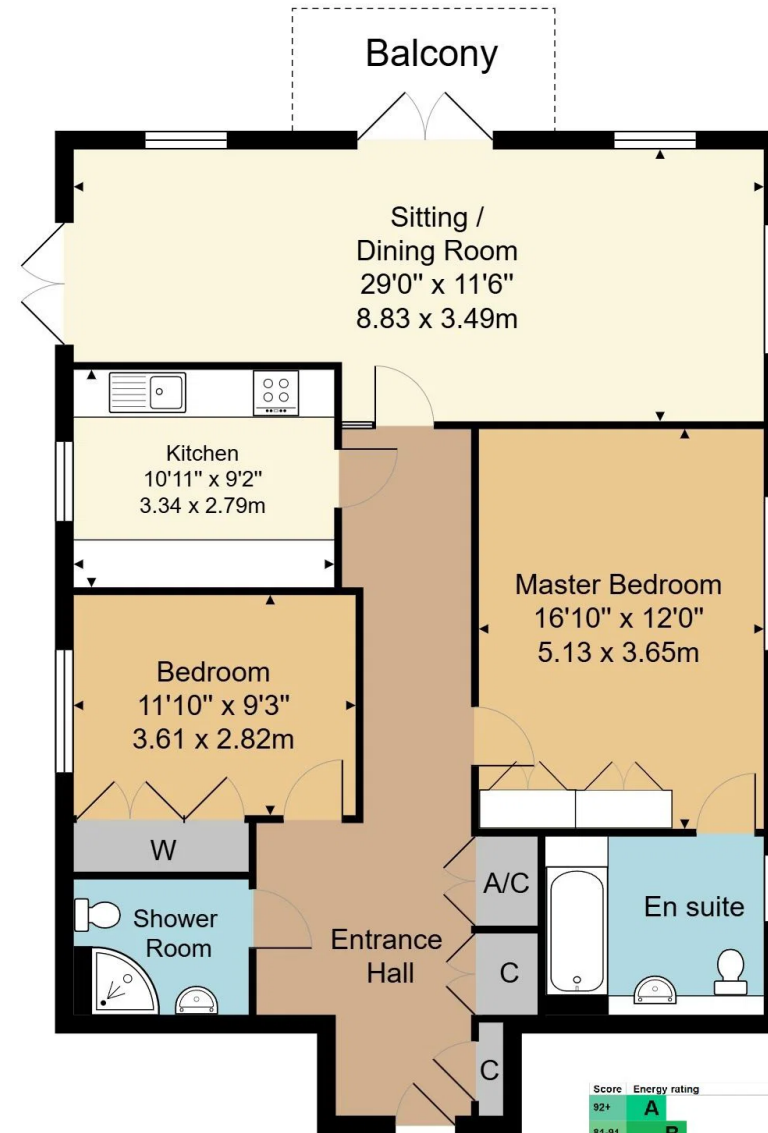
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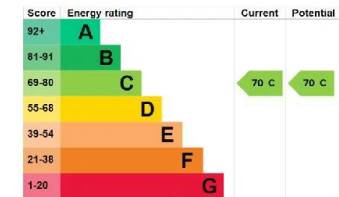
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area
1086 sq. ft / 100.8 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.