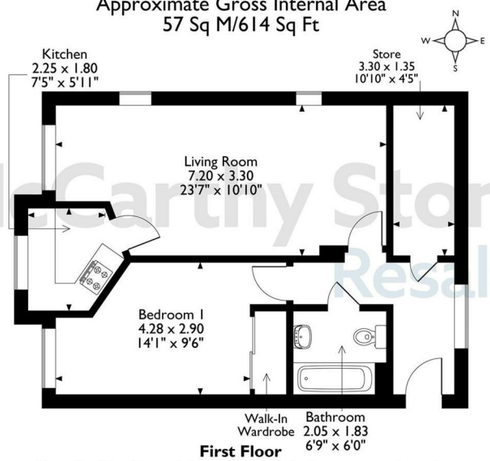
Excellent

Trustpilot

McCarthy & Stone
Resales.

21 Eadhelm Court, Penlee Close, Edenbridge, Kent
Approximate Gross Internal Area
57 Sq M/614 Sq Ft

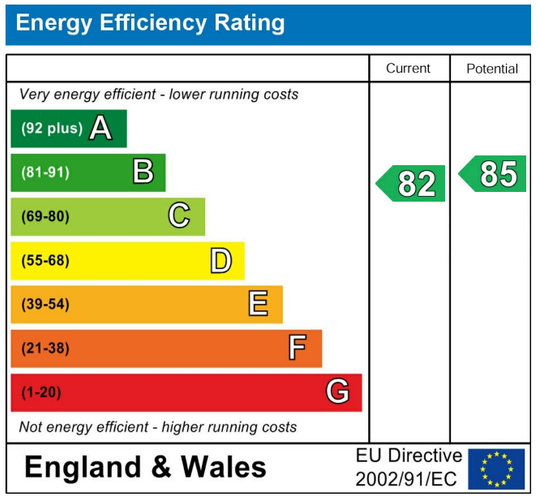


First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy Stone Resales





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







21 Eadhelm Court

Penlee Close, Edenbridge, TN8 5FD

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Eadhelm Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious One bedroom apartment
- Triple aspect windows to lounge
- Double bedroom with built in wardrobe
- Beautiful landscaped gardens
- Communal Lounge where social events take place
- House Manager on-site during office hours
- 24 Hour careline system
- Laundry room
- Guest Suite for visiting family & friends
- Close to local shops

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Eadhelm Court, Edenbridge

1 | 1 | Asking price £180,000

Summary

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The apartment features a fully fitted kitchen, lounge, one bedroom and bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge. The town's High Street is just a short walk which includes a well-stocked Waitrose. There is a doctor's surgery and dental practice within a couple of minutes walk. Edenbridge Leisure Centre provides a swimming pool, gym and exercise classes that many residents regularly use is also a short walk. Edenbridge is situated in the Sevenoaks district of Kent in the Eden Valley surrounded by ancient woodland and meadows. There are many local pubs and restaurants both in the town and the surrounding villages of Westerham, Bough Beech, Limpsfield and Crockham Hill as well as many beautiful National Trust properties to visit.
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a large walk-in storage cupboard, Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Living Room

A well proportioned triple aspect living/dining room benefitting from views over landscaped gardens with a westerly aspect. Feature fire and surround, TV and telephone points. Sky/Sky+connection point. Two ceiling lights. Fitted carpets raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One

A well proportioned double bedroom with fitted double wardrobe with mirrored sliding doors housing rails and shelving. Ceiling lights, TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of a panel enclosed bath with mixer taps and grab rails, with overhead shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,919.68 until 31/3/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from 2011
Ground Rent: £425 per year
Ground rent review: 2041













