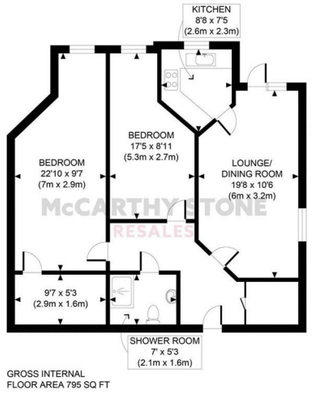
Excellent

Trustpilot

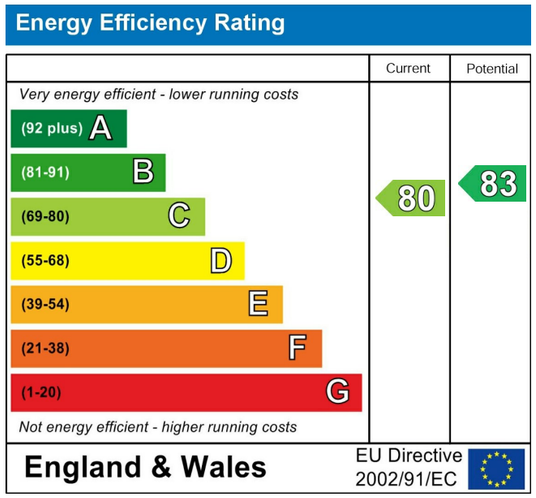
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 795 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 795 SQ FT / 74 SQM	eadhelm-ct
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 13/02/25 photoplan





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Eadhelm Court

Penlee Close, Edenbridge, TN8 5FD

2 1 Council Tax Band: E

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 4 Eadhelm Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- House Manager during office hours
- Communal lounge for social events
- 24 hour emergency call system
- Guest suite for family or friends
- Landscaped gardens
- Living Room with direct patio access
- Desirable ground floor apartment
- Convenient for high street shops and local amenities
- Two spacious bedrooms
- Fabulous friendly community environment

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Eadhelm Court, Edenbridge

2 | 1 | Asking price £250,000

Summary
Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living 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 and entrance hall.

The apartment features a fully fitted kitchen, living room, two double bedrooms and shower room. This apartment has been completely redecorated and recarpeted throughout. 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, please check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge, just a short walk from the town's High Street and train station. 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 in surrounding villages of Den Cross, Marsh Green, Four Elms, Cowden and Crockham Hill.

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 spacious entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-Hour Tunstall emergency call system are located in the hall. Doors lead to both bedrooms, living room and shower room.

Living Room
Spacious and bright dual aspect living room benefiting from a double glazed patio door with windows to side opening to a paved patio area and communal gardens beyond. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Newly fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen
Modern fully fitted kitchen with a good range of floor and wall units with contrasting worktops and a tiled floor. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One
A double bedroom of excellent proportions with a large walk in wardrobe fitted with shelving and hanging rails. Double glazed windows overlooking the landscaped gardens. Ceiling lights, TV and phone point.

Bedroom Two
Good size second double bedroom which could provide alternative uses such as a separate dining room/home office or hobbies room. Ceiling lights. Windows overlooking gardens.

Shower Room
Fully tiled and fitted with suite comprising shower cubicle with folding glass doors and grab rail, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, electric towel warmer, extractor fan and emergency pull cord.

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

Service Charge £4379.52 per annum (Until financial year ending 31/03/2027).

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.

Leasehold
Lease Length: 125 years from 2011
Ground Rent: £495pa
Ground rent review: Jun-26

Car Parking
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.

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













