



4 Dennington Court, Pennington Road, Tunbridge Wells,
Kent, TN4 0SQ

Guide Price £225,000 - £250,000 Share of Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Stunning two bedroom ground floor retirement apartment Age Restricted (Over 60's) ***
Highly regarded development loved by its residents * Share of freehold with garage en-bloc and allocated parking * Beautiful communal gardens providing a peaceful setting *
Convenient location close to Southborough shops and bus routes * EPC TBC / Council Tax Band C £2,086 per year *

Waghorn & Company are delighted to offer to the market this stunning two bedroom ground floor retirement apartment situated within a highly regarded retirement development in the popular location of Southborough. The property is beautifully presented throughout and offers spacious, light and airy accommodation with a wonderful sense of comfort and security. The development itself is particularly well maintained and enjoys a strong sense of community, making it a place that is clearly loved by its residents. Internally the apartment provides well proportioned accommodation including a bright sitting room overlooking the front gardens, a well appointed kitchen, two bedrooms and a bathroom. The property further benefits from gas central heating and ample built in storage. Externally the development is surrounded by beautifully maintained communal gardens providing a peaceful and attractive setting. The property also benefits from an allocated parking space together with a garage en-bloc. The location is particularly convenient for Southborough High Street with its selection of local shops, amenities and bus routes, making everyday living both easy and enjoyable. This is a wonderful opportunity to acquire a quality ground floor apartment offering both comfort and lifestyle within a safe and welcoming development. The property is offered for sale with no onward chain and benefits from a share of the freehold.

Entrance

The property is accessed via the communal entrance via security entry system with private door leading to entrance lobby.

Entrance Lobby

Dorr to entrance hall.

Entrance Hall

Doors to sitting room, bedrooms and shower room. built in coats cupboard, radiator.

Sitting Room

A bright and spacious reception room with window overlooking the communal gardens to the front.. Radiator, door to kitchen.

Kitchen

Window to Front. Single bowl stainless steel sink unit with drainer. Range of matching wall, base and drawer units with work surfaces. Built in electric hob with extractor hood above and built in high level electric oven. Space and plumbing for washing machine. Wall mounted gas boiler.

Bedroom 1

Double glazed window to front, radiator, built in double wardrobe with hanging and shelving space, door to en-suite WC.

En-Suite WC

Low level WC, hand wash basin.





Bedroom 2

Double glazed window to front, radiator. Built in single wardrobe,

Shower Room

Shower cubicle with wall mounted shower and tiled walls, wash hand basin, low level WC. Heated towel rail.

Outside

The development enjoys beautifully maintained communal gardens providing a peaceful and attractive environment for residents to enjoy. The property also benefits from an allocated parking space together with a garage En-bloc.

Tenure

Share of freehold Lease Length 999 Years Years Remaining 994 Annual service charge £2109 PA Please confirm the above details with your solicitor, prior to entering into a legally binding contract.

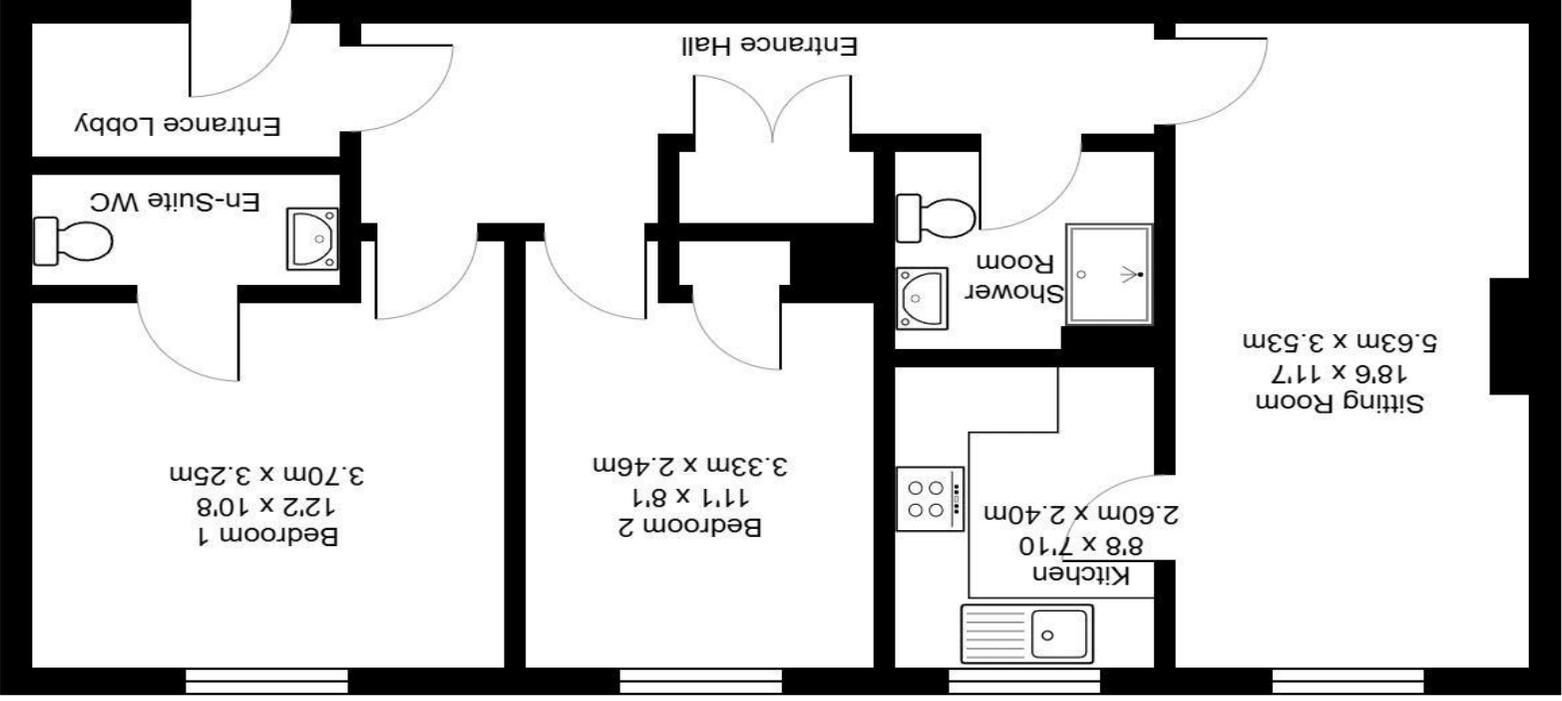


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Floorplan not to scale and for illustration purposes only. All measurements are approximate

Details No. 1 TW/JW

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Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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