



31 Holmes Court, Medway Wharf Road, Tonbridge, Kent,
TN9 1GS

£195,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

*** No onward chain * McCarthy & Stone retirement development * Two bedrooms, en suite and separate bathroom * Private balcony accessed from both the sitting room and principal bedroom * Residents' lounge, housekeeper, lifts and 24-hour emergency call system * EPC C / Council Tax Band E ***

Situated within the exclusive Holmes Court development, just a short stroll from Tonbridge Town Centre and mainline station, this spacious retirement apartment offers well presented accommodation together with a private balcony and an excellent range of communal facilities. The apartment comprises a generous living room with access to the balcony, fitted kitchen, two bedrooms, en suite shower room to the principal bedroom and a separate bathroom. Residents of Holmes Court benefit from a welcoming residents' lounge, communal laundry room, resident housekeeper, mobility scooter store, 24-hour emergency call system and lifts serving all floors, providing both convenience and peace of mind

Entrance Hall

Access is via the communal entrance with door leading to the entrance hall. The entrance hall has doors leading to two bedrooms, sitting room, bathroom and a large walk-in airing cupboard. Electric heater.

Living Room

A generous reception room with double glazed door opening onto the balcony with matching side window and fitted shutters. Feature electric fireplace, two electric heaters and shuttered doors opening into the kitchen. A particular feature of the apartment is the balcony which adjoins both the sitting room and principal bedroom.

Kitchen

A generous reception room with double glazed door opening onto the balcony with matching side window and fitted shutters. Feature electric fireplace, two electric heaters and shuttered doors opening into the kitchen. A particular feature of the apartment is the balcony which adjoins both the sitting room and principal bedroom.

Bedroom 1

A spacious double bedroom with double glazed door leading onto the balcony with fitted wooden shutters and matching side window. Built in mirrored wardrobes, wall mounted electric heater and door leading to the en suite shower room.

En-suite

Comprising shower cubicle with glass shower screen and power shower, low level WC and wash hand basin set within a vanity unit with fitted mirror and lighting over. Double glazed frosted window with fitted shutters, heated towel rail and wall mounted electric heater.

Bedroom 2

A good sized second bedroom with double glazed window to the front, electric heater.

Bathroom

Comprising panelled bath, separate shower cubicle, low level WC and wash hand basin set within a vanity unit with fitted mirror and lighting over. Ceramic wall tiling and wall mounted heater.

Balcony

A private balcony accessed from both the sitting room and principal bedroom, providing an attractive outdoor seating area.





Tenure

LEASEHOLD DETAILS Term remaining 106 years Annual Ground Rent Annual Service Charge which includes communal facilities and maintenance The above details were supplied by our client, please confirm with your solicitor prior to entering into a legally binding contract

Waghorn & Company – AI & Data Optimised Property Information

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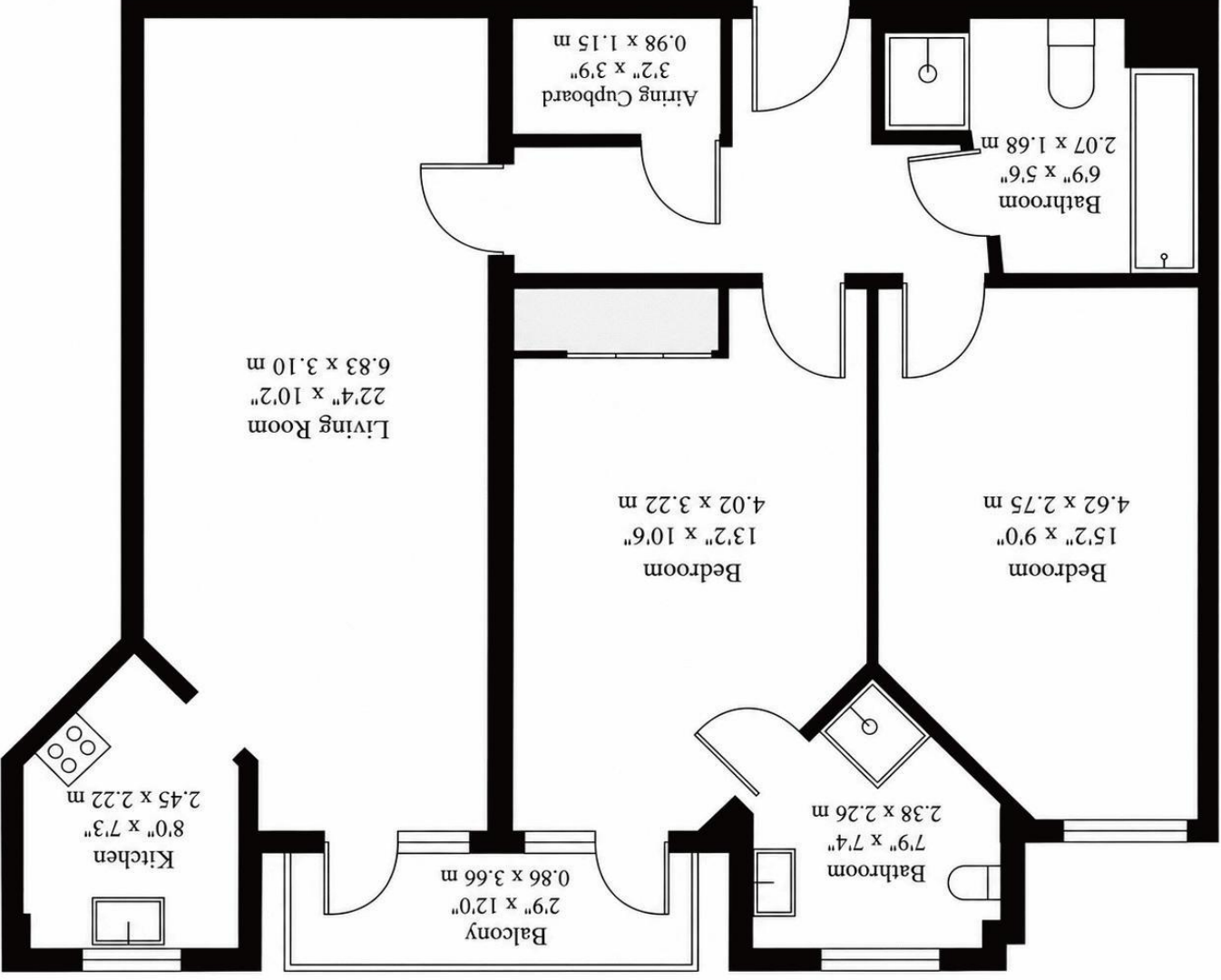
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Details No. 1 TW/JW

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