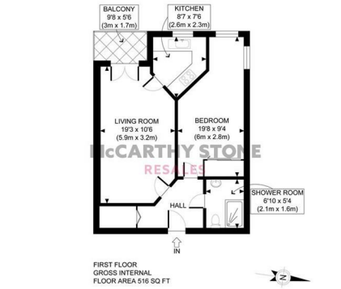
Excellent

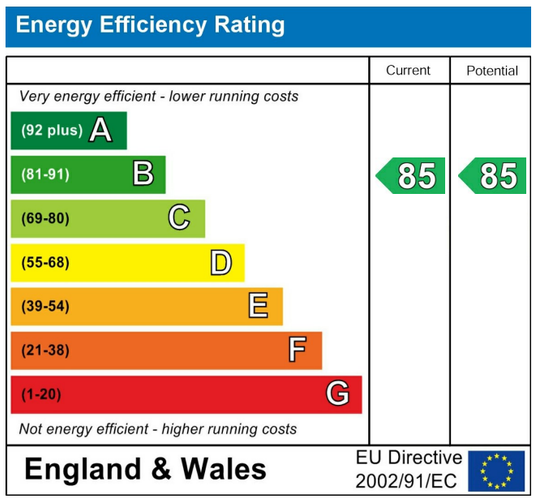
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 516 SQ FT / 48 SQM	Eadhelm Court
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 05/04/23
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







18 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 18 Eadhelm Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £150,000 Leasehold

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

Why you'll love living here:

- First floor apartment for the over 60's
- Light and spacious rooms
- Juliette balcony overlooking local park and communal gardens
- Patio area and Landscaped Gardens
- Secure entry to building and apartments via intercom system
- On site House Manager and 24 hour Careline system
- Communal lounge and kitchen
- Guest suite for overnight visitors
- Car Parking
- Excellent location within walking distance of local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

18 Eadhelm Court, Edenbridge

1 | 1 | Offers in the region of £150,000

Summary

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments, for the over 60's.
The location is particularly convenient. The GP surgery, including its dispensary, and a dentist are just a couple of minutes' walk away. A park and leisure centre with swimming pool are directly across the road, while shops including a supermarket and optician, the train station, takeaways, pubs and a riverside walk are all within around five minutes' walk. The beautiful Kent countryside is also just a five-minute drive away.
The development has an on-site House Manager who can provide practical assistance with everyday matters, including paperwork and correspondence if required. Residents have use of a communal lounge and kitchen, with opportunities to socialise through various events and activities. A guest suite is also available for overnight visitors.
The development has secure entry, with an intercom system providing access to the building and individual key access to each apartment. A 24-hour Careline emergency call system is provided with a personal pendant and pull cords in the apartment.

This is a beautifully presented first-floor apartment apartment and has recently had new carpets fitted throughout.

Entrance Hall

The entrance hall leads to the living/dining room, bedroom, bathroom and a large walk-in cupboard. The Careline system is also located in the hall.

Living Room

A bright and well-proportioned room which catches the afternoon sun. Juliette doors overlook the communal gardens and local park opposite. The room leads through to a separate kitchen.

Kitchen

Fitted with a good range of cupboard units, built-in oven and ceramic hob, together with an integrated fridge/freezer.

Bedroom

A light and spacious room with a large fitted double wardrobe providing shelving, hanging space and floor space.

Shower Room

Fully tiled and fitted with a large shower, grab rail, low-level WC and Careline emergency pull cord.

Service Charge (Breakdown)

Service Charge
• 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: £2,919.68 per annum (for financial year ending 31/03/2027).

******The seller will pay the first year's service charge for the purchaser of this apartment. This offer applies to this apartment only.*****

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Lease 125 Year Lease from June 2011
Ground Rent: £425 per annum
Ground Rent review date: June 2026

Car Parking (Permit Scheme)

Car Parking (Permit Scheme) subject to availability
Parking is available for residents by permit, and visitors, subject to availability. The fee is usually £250 per annum, although this may vary by development.

Additional Information & Services

• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













