



# WOOD & PILCHER



- Retirement Apartment
- Second Floor in Exclusive Block
- One Double Bedroom
- Spacious Lounge
- Large Wet Room
- Energy Efficiency Rating: B

**Hadlow Road, Tonbridge**

**£125,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





#### **46 Castle Court, Hadlow Road, Tonbridge, Kent, TN9 1QU**

This splendid one-bedroom apartment is set on the second floor of a prestigious retirement complex. It is reassuring to know that there is secure entry, personal alarm/alerting system, and an on-site manager. There is also a residents' launderette, lounge, and dining / function room. Visitors are able to rent the guest suite for overnight stays.

From the entrance lobby you take the lift up to the second level and then walk along the plush corridor to the front door. As you enter the apartment you will find a spacious entrance hall which leads to the various rooms. There is a generous double bedroom and a large wet-room with bath, shower, sink and WC. The light and spacious lounge in turn leads via a glass panel door to the compact but very well fitted kitchen.

This development is located in the vibrant Kent town of Tonbridge. It is a short walk to restaurants, shops and the train station that offers a fast and frequent service to central London. Local recreational facilities include the indoor bowls club, Haysden country park, indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival plus the historic Tonbridge Castle which offers many more activities and numerous popular yearly events.





**ENTRANCE HALL:**

Large storage cupboard housing hot water tank and fuse box, extractor fan, carpeted floor, ceiling cornicing, emergency pull cord.

**LOUNGE:**

Rear aspect double glazed window, electric fireplace with stone effect surround and hearth, electric heater, emergency pull cord, ceiling cornicing, carpeted floor, glass panel door to kitchen.

**KITCHEN:**

Rear aspect double glazed window, wall mounted electric heater, ceiling cornicing, emergency pull cord, fitted high and low level units with work surfaces over, tiled splash backs, sink with mixer tap and draining board, fitted four ring electric hob, extractor above, fitted electric oven, fitted fridge, fridge freezer, lino floor.

**BEDROOM:**

Rear aspect double glazed window, carpeted floor, ceiling cornicing, electric heater, fitted wardrobe, emergency pull cord.

**BATHROOM:**

Please note that this is arranged as a wet-room, wall mounted shower with mixer tap, low level wood panel bath, hand wash basin with fitted storage unit underneath, low level W.C., heated towel rail, tiled splash backs, wall mounted heater, ceiling cornicing, extractor fan, emergency pull cord.

**TENURE:**

Leasehold

Lease - 109 years from 1.1.2006

Service Charge - current £5405.68

Ground Rent - current £405.00

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

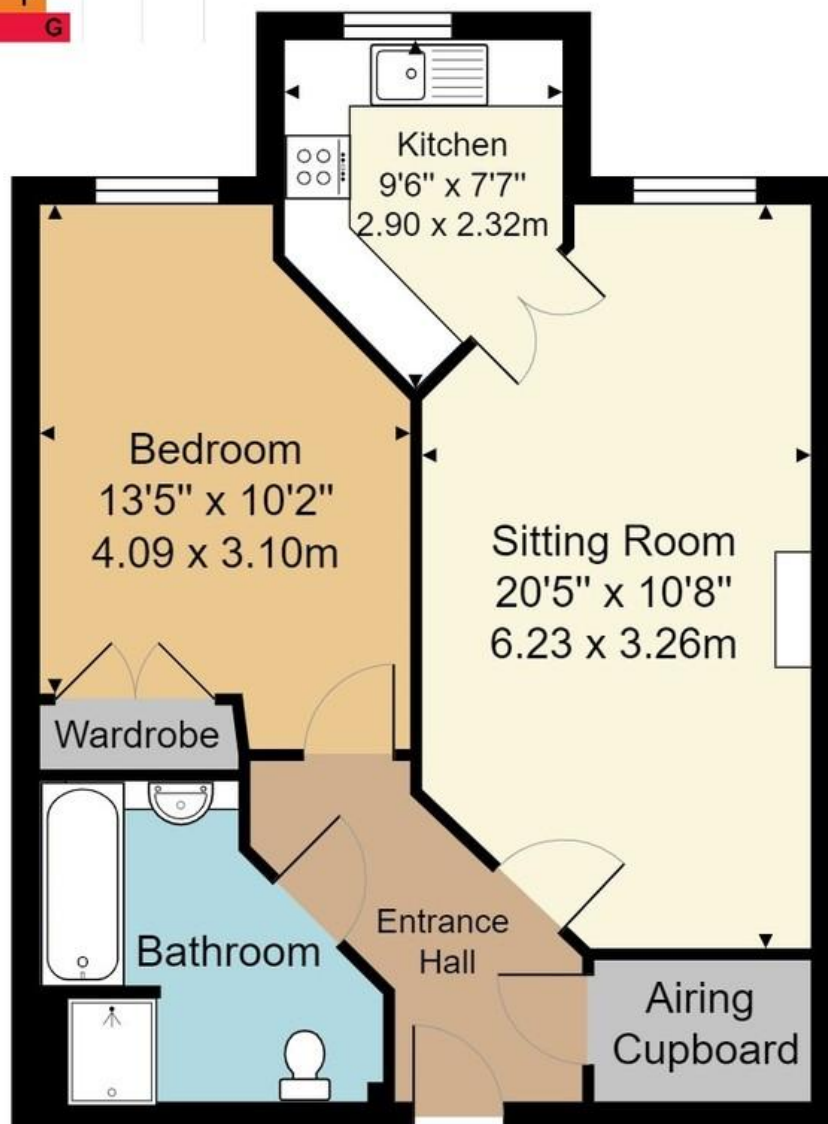
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**VIEWING:**

By appointment with Wood & Pilcher 01732 351135



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



Approx. Gross Internal Area 557 ft<sup>2</sup> ... 51.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The

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