



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed Retirement Apartment
- Extra Care Housing
- Independent Living For Over 55's
- On Site Staff 24 Hours
- Lift & Residents Parking
- Energy Efficiency Rating: B

Culverden Park Road, Tunbridge Wells

£175,000

woodandpilcher.co.uk

Flat 9 Hale Court, 7 Culverden Park Road, Tunbridge Wells, TN4 9QX

Set within a quiet residential area of Tunbridge Wells this chain free one bedroom entrance level apartment forms part of an Independent Living Retirement Home located very close to the town centre. The 19 apartments that form Hale Court is run by Abbeyfields which is a well regarded retirement charity and provides around the clock on site care staff to assist with residents independent living including a morning wake up call. The property itself consists of a spacious hallway, sitting room with kitchen area and modern appliances, shower room with mobility aids and a double bedroom. Although on the entrance level there is a lift in the building providing access to the communal lounge and dining room providing the opportunity to make friends, join the community or find companionship, whilst the beautiful landscaped gardens make the perfect place to meet with other residents, friends or family, or to relax and enjoy a moment of peace. The dining room provides a meal every day and has a small kitchen where residents are welcome to make drinks at any time. Built in 2016 to a high standard the property is well maintained with a good range of features and offered at a very competitive asking price.

Entrance door into:

HALLWAY:

A good sized 'L' shaped hallway with double glazed window to front, radiator, carpet.

SITTING ROOM:

A bright sitting room with a Juliette balcony overlooking the communal gardens. Double glazed window to side, radiator, carpet. The sitting room opens into:

KITCHEN:

Fitted with a wide range of wall, base and drawer units with complementary work top. Inset sink and drainer with mixer tap. Eye level oven, electric hob with extractor fan over. Washing machine and fridge/freezer. Vinyl flooring, part tiling to walls. Double glazed window to side.

BEDROOM:

A double bedroom with double glazed window to the rear providing views over the communal gardens, radiator, carpet.

SHOWER ROOM:

A good sized wet room with shower, low level wc, wall mounted wash hand basin. Part tiling to walls, radiator, extractor fan.



OUTSIDE:

There are pretty communal gardens to the rear of the building and residents parking.

SITUATION:

The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. Recreational facilities in the area include golf, cricket, lawn tennis and rugby dubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

TENURE:

Leasehold

Lease - 125 years from 1 January 2016

Service Charge & Ground Rent - currently £18,121.08 per year which includes on call attendant 24/7 and a hot meal everyday (main meal, dessert and coffee at lunchtime in the communal dining room) (if two people buying it would be an extra £15 per week for additional meals) and also includes 1 hour cleaning per week / 24 hr on site staff 7 days a week

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

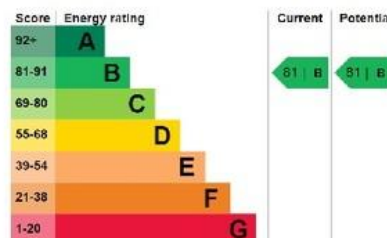
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 547 ft² ... 50.8 m²

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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