



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Age Restricted Development
- G/F Flat, 2 Double Bedrooms
- Parking
- Communal Garden
- Comunal Lounge & Activities
- Energy Efficiency Rating: C

**Brookfield Court, Springfield Road**

**GUIDE £180,000 - £200,000**

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





**7 Brookfield Court, Springfield Road, Southborough,  
Tunbridge Wells, Kent, TN4 0LY**

Positioned on the ground floor of this popular development in central Southborough is this two double bedroom retirement apartment. Offering a large entrance hall with ample storage space this leads to the dual aspect sitting/ dining room. There are glazed doors to the kitchen which is fitted with a range of cupboards and drawers as well as hob & oven with space for a fridge & freezer. The principle bedroom has fitted wardrobes with mirrored sliding doors and there is a further double bedroom which could also be used as an extra reception room. There is also a modern shower room.

Brookfield Court development has been thoughtfully planned as the residents have access to a communal lounge which hosts regular activities for those who wish to participate. There is a large laundry room with washing machines, tumble driers and ironing facilities, together with an internal bin store. Communal gardens surround the development, often being tended by the residents and providing seating areas where you can enjoy the surroundings. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



There is residents parking on a 'first come, first served basis' and the resident property manager also means that help is always on hand. The property is offered with the benefit of a no onward chain basis and is therefore available for immediate occupation.

**ENTRANCE HALL:**

Storage heater, Tunstall personal alarm, airing cupboard with hot water tank and space for storage, further cloaks cupboard also housing consumer unit.

**BEDROOM:**

Large double bedroom with front aspect double glazed window, storage heater, built in wardrobe with mirrored sliding doors.

**SHOWER ROOM:**

Large walk in shower cubicle with electric shower and tiled walls, pedestal hand wash basin, W.C, extractor.

**BEDROOM:**

Large double bedroom with front aspect double glazed window, electric heater.

**LOUNGE:**

Double glazed door to garden, feature fireplace surround, storage heater, glazed doors to kitchen.

**KITCHEN:**

Wall and floor cupboards and drawers with quartz worksurface and splashback, double glazed window to side, eye-level oven, halogen hob, space for fridge freezer.

**TENURE:**

Leasehold

Lease - 125 years from October 1998

Service Charge - currently £4750.00 per year (buildings insurance included in this)

Ground Rent - currently £722.26 per year

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:**

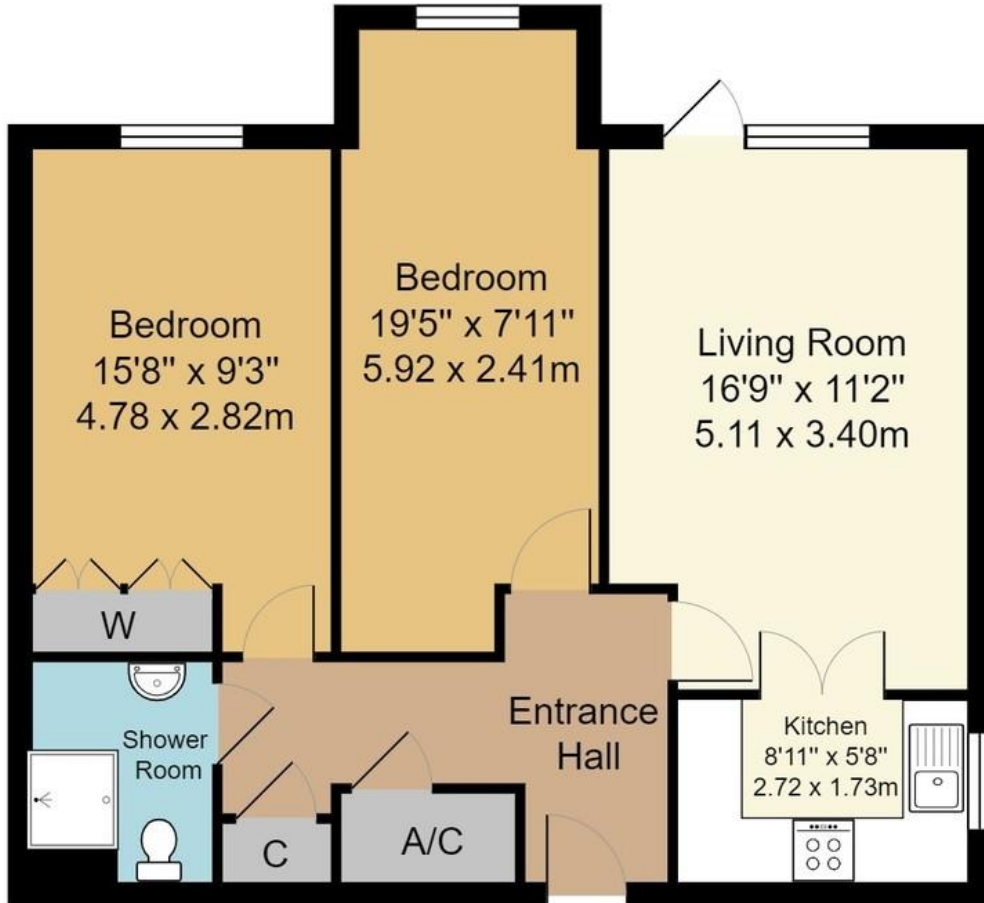
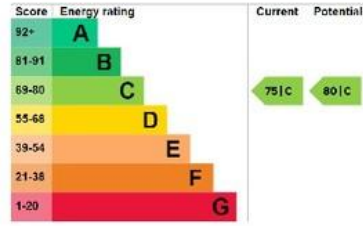
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311







Approx. Gross Internal Area 689 sq. ft / 64.0 sq. m

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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