



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Second Floor Retirement Apartment
- One Bedroom
- Age Restricted
- Resident Property Manager
- Well Presented
- Energy Efficiency Rating: C

Brookfield Court, Springfield Road

£125,000

woodandpilcher.co.uk

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

We are delighted to offer for sale with no onward chain, this well presented second floor apartment in a popular retirement development in Southborough, close to all local shops and amenities. The property is light and airy. Other features include double glazing, electric heating, fitted kitchen and a double bedroom with built in wardrobes. The 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 and the resident property manager together with emergency pull cords fitted to the apartment also means that help is always on hand.

ENTRANCE HALL:

Entry phone system, storage cupboard housing water heater and consumer unit.

LIVING ROOM:

Side aspect double glazed window, radiator, TV and phone points, electric fire with wooden surround.

KITCHEN:

Side aspect double glazed window, wall and floor cupboards and drawers, space for fridge and freezer, stainless steel sink with drainer and hot and cold taps, electric heater, integrated electric oven, ceramic hob.

BATHROOM:

Vinyl flooring, walk in shower with chair, Mira thermostatic shower, tiled walls, W.C, wash hand basin on vanity unit, wall mounted mirror, electric heater, heated towel rail, extractor fan.



BEDROOM:

Side aspect double glazed window, radiator, built in wardrobe, loft hatch.

TENURE:

Leasehold

Lease - 125 Years From 1 October 1998

Service Charge - currently £3100.00 per year

Ground Rent - currently £620.00 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:

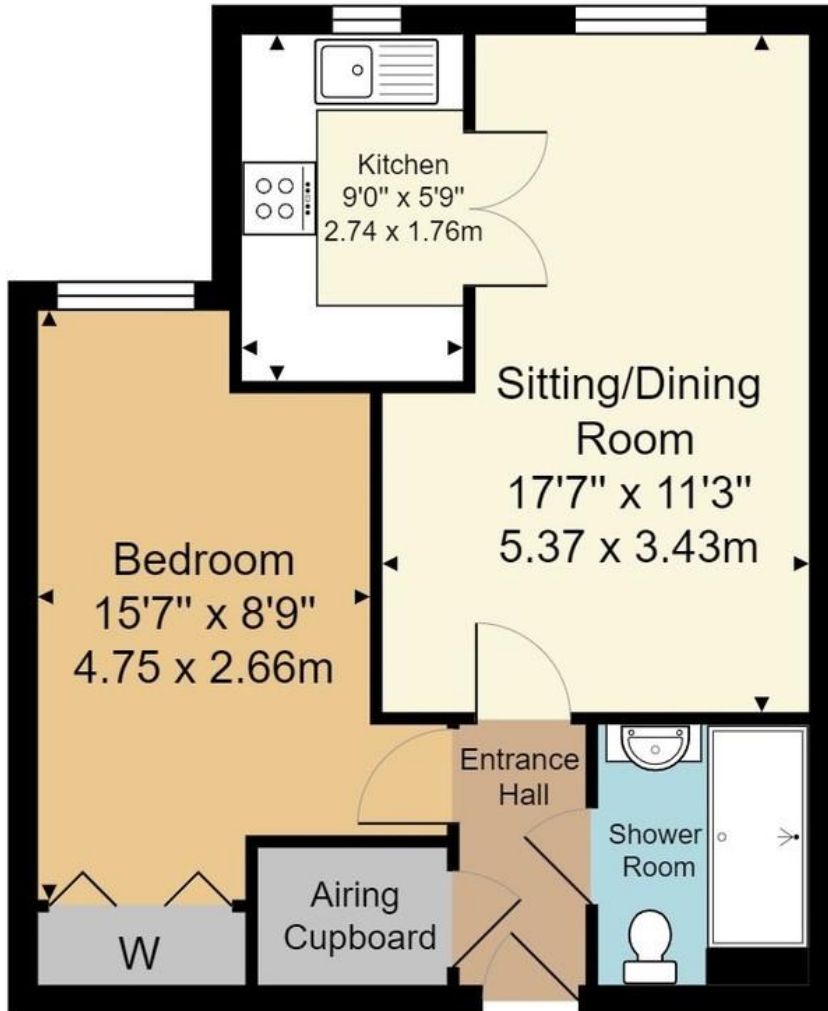
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B3 B
69-80	C	B0 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 462 ft² ... 42.9 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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