



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Retirement Apartment
- One Bedroom
- Lounge
- Bathroom/Wetroom
- Residents Car Park
- Energy Efficiency Rating: C

Hadlow Road, Tonbridge

£110,000

woodandpilcher.co.uk



25 Castle Court, Hadlow Road, Tonbridge, Kent, TN9 1QU

This splendid one-bedroom apartment is set on the first 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 also able to rent the guest suite for overnight stays. From the entrance lobby you take the lift up to the first level and then walk along the plush corridor to the front door. As you enter the apartment you will find the 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:

Carpeted floor, emergency pull cord, storage cupboard housing immersion heater, fuse box and electric meter.

BATHROOM/WETROOM:

Wood panel bath with hot and cold taps, sink with hot and cold taps, cupboard underneath, low level wc, sealed floor with shower area, wall mounted shower, tiled walls, emergency pull cord, wall mounted extractor, shaving mirror and light, wall mounted electric heater.

LOUNGE:

Front and side aspect double glazed windows, carpeted floor, electric feature fireplace with stone effect surround and hearth, electric heater, glass panel door to kitchen, emergency pull cord.

KITCHEN:

Side aspect double glazed window, wall and floor cupboards with worksurface over, stainless steel sink with drainer and mixer tap, fitted oven and grill, fitted fridge and freezer, four ring electric hob, extractor above this, lino floor, tiled splashbacks, wall mounted heater, emergency pull cord.

BEDROOM:

Front aspect double glazed window, carpeted floor, fitted wardrobe, electric heater, emergency pull cord.

TENURE:

Leasehold

Lease - 125 years from 1st January 2006

Service Charge - currently £8100.00

Ground Rent - currently £404.00

Payable to Estates & Management Ltd

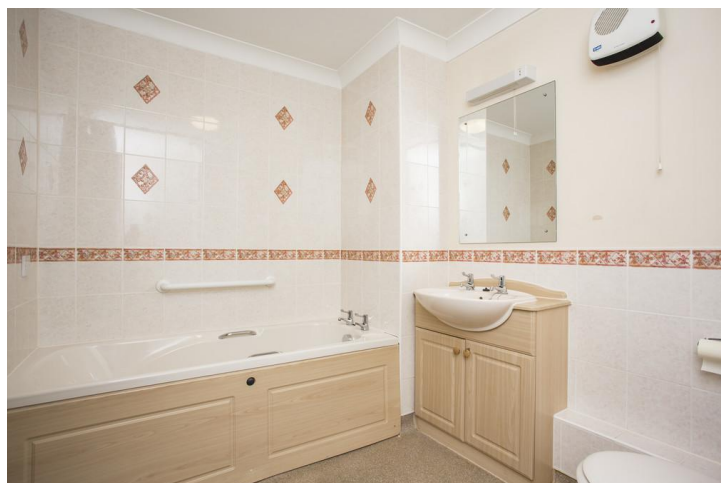
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

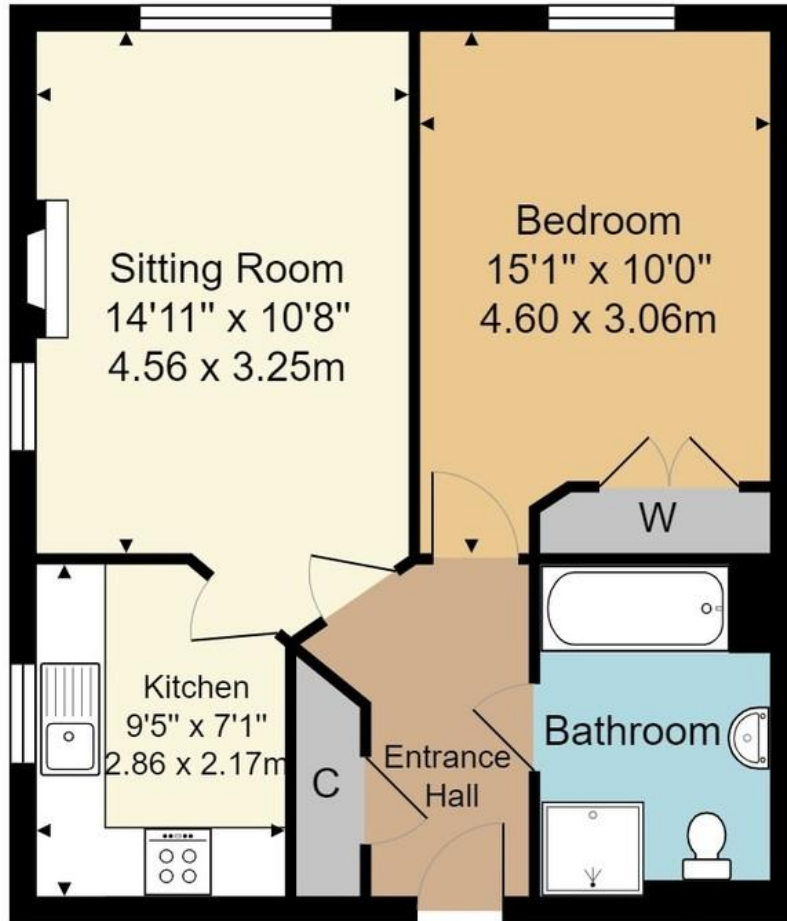
D

VIEWING:

By appointment with Wood & Pilcher 01732 351135



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 521 ft² ... 48.4 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

