



St Pauls Court, St Pauls Street, Rusthall



 **KMJProperty**
Your local independent Estate Agent

- Over 60s
- 2 Bedrooms
- Balcony
- Communal Laundry Room
- House Manager
- EPC C
- Leasehold

Located in the popular village of Rusthall is this well maintained 2 bedroom retirement property.

St Pauls Court is centrally located to all the amenities the village has to offer. Rusthall benefits from an abundance of local independent shops such as a butchers, bakers, chemist, hardware store and health shop. In addition to this, there is a reliable bus service that runs into Tunbridge Wells town centre every 12 minutes where you will find an array of pubs, bars, restaurants and a selection of shops.

This property comprises: a bathroom, offering a bath with shower over, a main bedroom with fitted wardrobes, a kitchen providing wall mounted and floor level storage, a beautifully light living room boasting a balcony and an additional bedroom that could also be used as a dining space.

St Paul's Court is a highly in demand complex, due to it's wonderful community feel, well maintained gardens and convenient location. Onsite there is a communal laundry room with washing machines and a tumble dryer, in addition to a wardens office and an outside water tap. Allocated parking spaces are available for rent.

Lease Remaining: 63 Years

Maintenance Charge: £1842.36 p.a

Ground Rent: £225 p.a

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

What3Words - ///habits.rentals.nerd

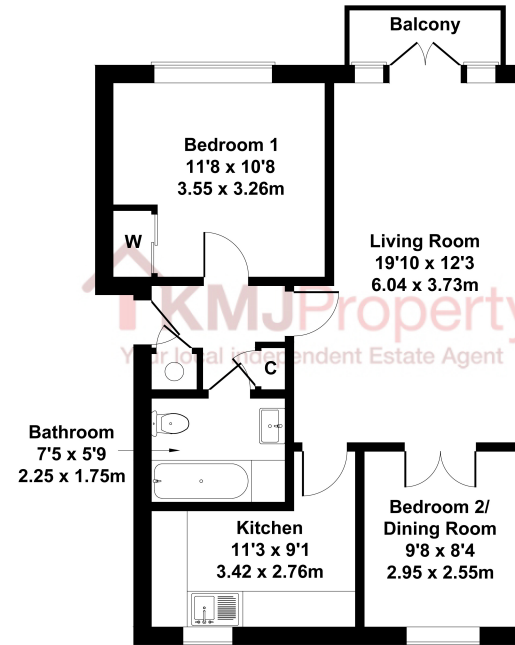
From our office in Rusthall, proceed along the High Street and turn left into St Paul's Street, continue up the road and the road will continue into St Paul's Court and the property will be found near the entrance on the right hand side.

Council Tax: B

Tenure: Leasehold

2 St Paul s Court

Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

AGENT NOTE: KMJ Property, 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 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 must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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