



**23 St. Pauls Court, St. Pauls Street,
Tunbridge Wells, Kent**



KMJProperty
Your local independent Estate Agent

- 2 Bedroom
- First Floor
- In need of updating
- House Manager on site
- EPC - C
- Council Tax Band - C

Located in the popular village of Rusthall is this 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, walk in bath, a main bedroom with fitted wardrobes, a kitchen providing wall mounted and floor level storage and an additional bedroom that could also be used as a dining space. This property will need renovating and updating.

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: 65 Years

Maintenance Charge: £1896.12 p.a

Ground Rent: £225 p.a

MORE PROPERTIES REQUIRED IN ALL AREAS





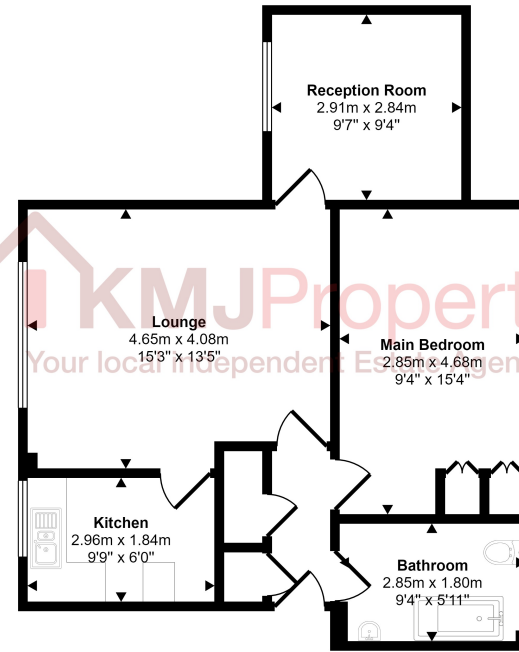
Notes

With our office on your right proceed down the high street and take the first left. At the end of the road you will arrive at St Pauls Court.

Council Tax: B

Tenure: Leasehold

Approx Gross Internal Area
57 sq m / 614 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	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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