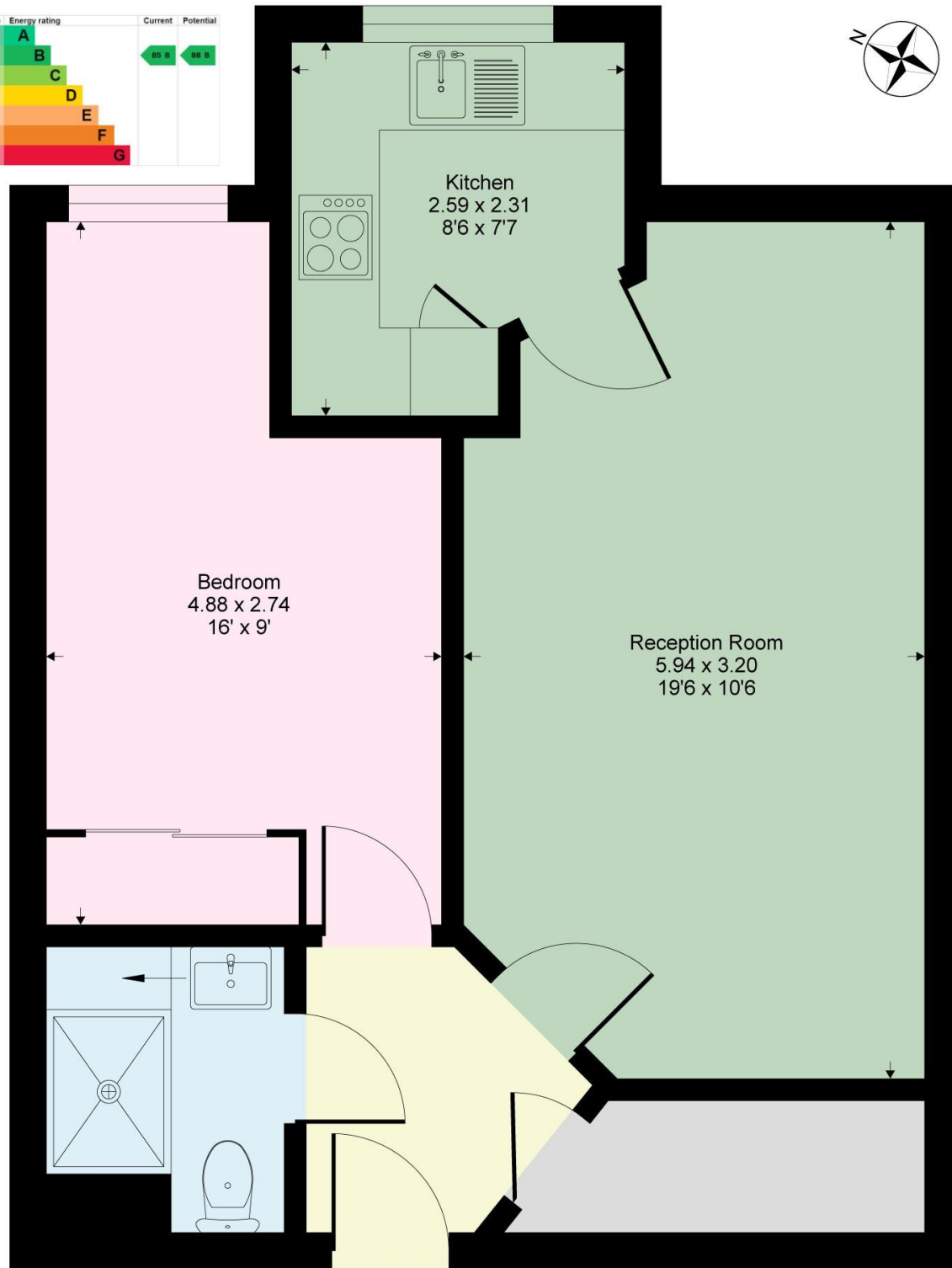
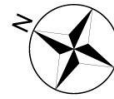


# Chartwell Lodge, TN4

Approximate Gross Internal Area = 46 sq m / 491 sq ft



**First Floor**

↑  
**IN**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## 17 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

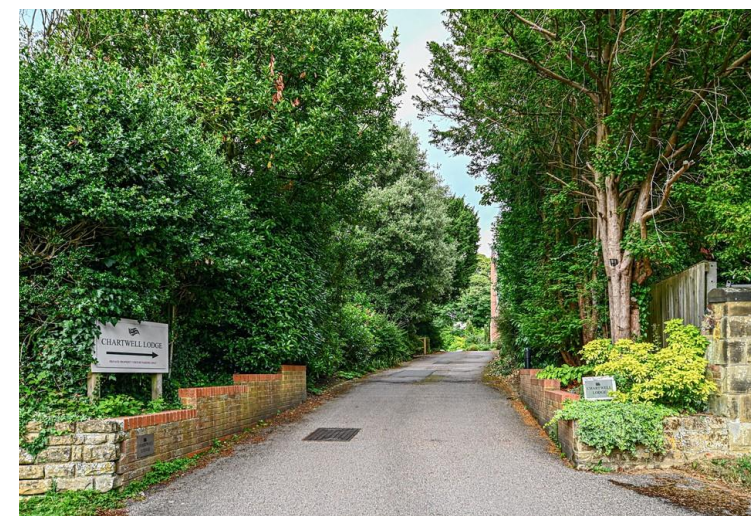


A well designed 1 bedroom first floor apartment recently decorated throughout in a popular location within the building. Chartwell Lodge is set in beautiful gardens and away from busy traffic, providing independent living with the reassurance of a lodge manager and 24 hour careline.

Communal Lounge for social events and private hire, Guest suite for relatives and friends with an ensuite bathroom, Laundry, Lift to first floor, Beautiful Communal Gardens, Visitor Parking.

Hall, Sitting/Dining Room, Fitted Kitchen, Double Bedroom, Good Sized Fitted Wardrobes, Shower Room, useful Walk-in Storeroom, Double Glazed Windows, Electric Heating.

**Guide price £180,000 Leasehold \*No forward Chain\***



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Kent  
TN1 1BS

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**Outside**

- ◆ One of the features of Chartwell Lodge is its prestigious and quiet location, the residents are able to enjoy beautifully tended gardens which are arranged as French Parterre with seating areas and lawn.

**Practicalities**

- ◆ The accommodation is normally limited to those aged 55 and above.
- ◆ There is a lodge manager, plus the reassurance of a 24 hour careline.
- ◆ There is a guest suite for relatives and friends which includes double bedroom with ensuite bathroom, tea and coffee making facilities available.
- ◆ Communal lounge is used on a regular basis for social occasions which include weekly coffee mornings, afternoon tea, scrabble, fortnightly exercise class, monthly discussions, music, and poetry events.
- ◆ The apartment is held on a 125 year lease which commenced in 2007.
- ◆ Ground rent £811.26 per annum.
- ◆ Annual maintenance £2981.92 per annum.
- ◆ Parking is available for the residents on a first come first served basis with additional visitor parking.

**Services**

- ◆ Mains electricity, water, drainage, and electric heating.

**Directions**

- ◆ From our office in Vale Road, proceed into the London Road and go in a northerly direction. At the first set of traffic lights turn left into Church Road which joins Mount Ephraim going in a westerly direction. After the Travel Lodge take the next right hand turn into Bishops Down Road and then after a short distance the entrance to the drive to Chartwell Lodge will be found on the right

**Viewing**  
Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

### Property Description

- ◆ A quietly located 1 bedroom first floor flat being sold with the benefit of no forward chain.
- ◆ Bishops Down Road is a premier location within the town away from traffic yet within walking distance to the common and local bus services.
- ◆ Chartwell Lodge is set in well-tended established gardens which are arranged as a French Parterre with seating areas, lawns, and well-established shrubs.
- ◆ Hall with useful fitted storage cupboard, auto light, shelving, and circuit breaker.
- ◆ Sitting /Dining room with coved ceiling, ornamental fireplace, and outlook to the clock tower at the front of the building.
- ◆ Glass paned door to the kitchen with worksurfaces on 3 walls incorporating electric hob with extractor above, eyelevel electric oven integrated fridge and separate integrated freezer, comprehensive range of fitted cupboards and drawers, window to the front.
- ◆ Double bedroom with good sized fitted wardrobe cupboards, window to the front.
- ◆ Shower room with large shower cubicle, low level WC, wash basin.

