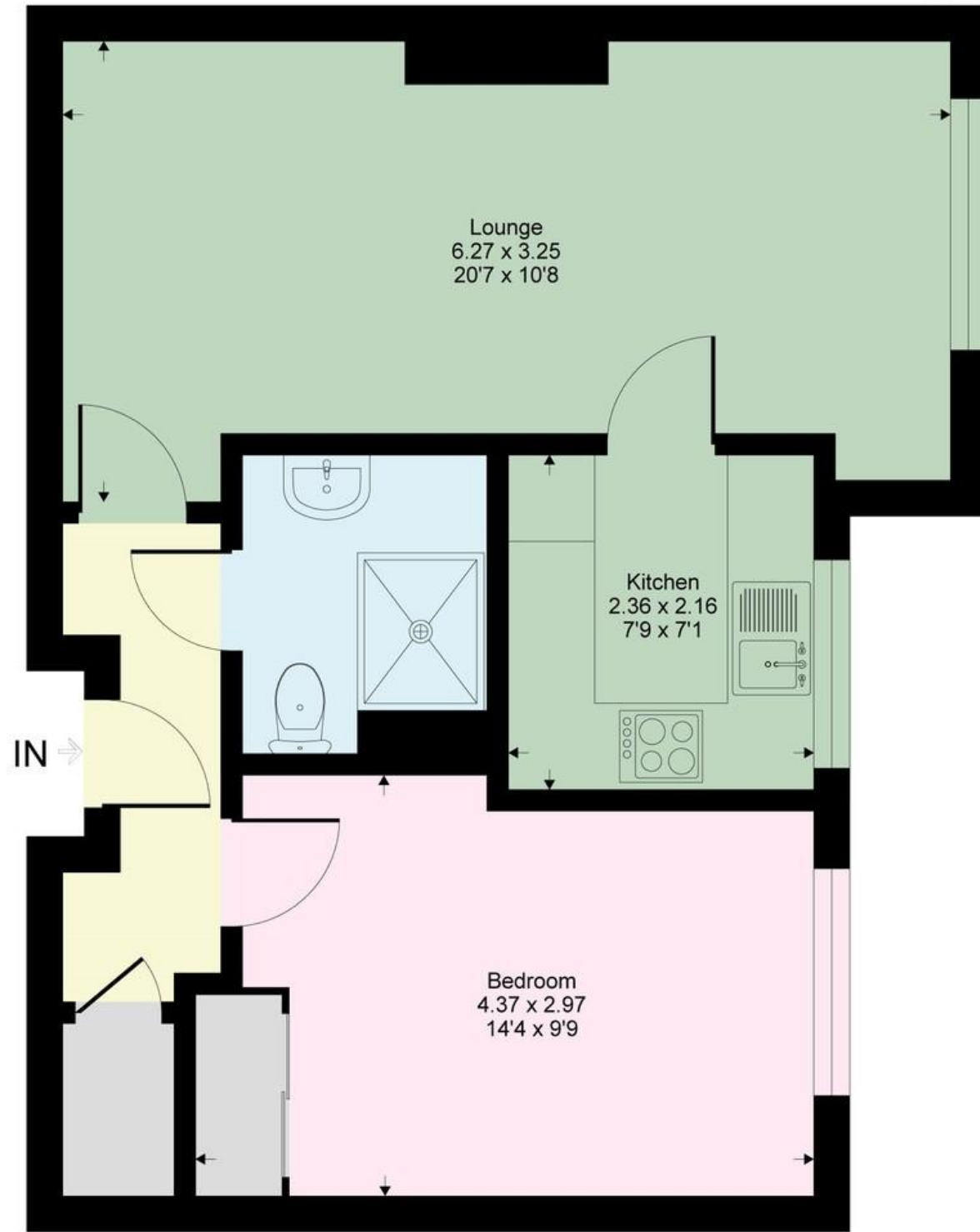


# Chartwell Lodge, TN4

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



## First Floor

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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## 29 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

**SUMNER PRIDHAM**

A quietly located first floor apartment in an attractive and convenient setting close to Tunbridge Wells common. Recently redecorated, new carpets. All rooms having a southerly aspect. Ideal property for those seeking independent living for those seeking reassurance of a lodge manager and 24 hour care line.

Communal lounge, lift to first floor, hall, sitting/dining room, fitted kitchen, double bedroom, shower room, storeroom, double glazed windows, electric wall mounted radiators. All apartments benefit from the use of a guest suite for relatives and friends which has an en suite bathroom and also a communal lounge for social events and private hire, laundry, well-tended gardens, resident, and visitor parking.

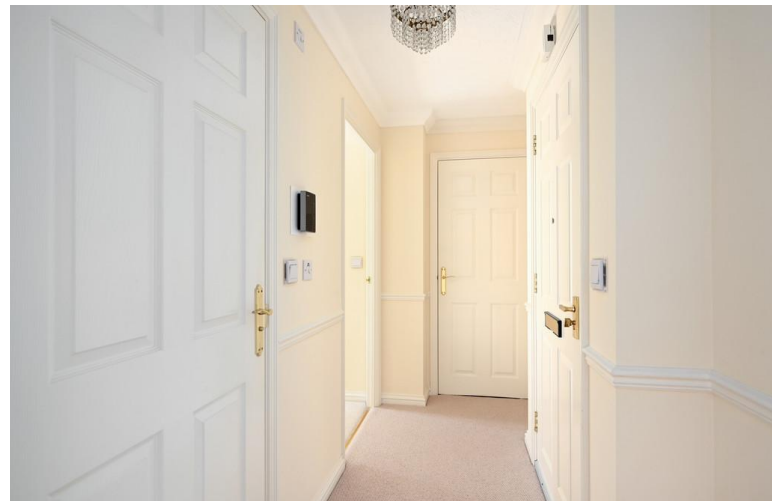
**£139,950 Leasehold – No Forward Chain**



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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.



### Property Description

- ◆ A newly decorated first floor apartment enjoying a southerly aspect to the front of the building. Quiet location away from traffic yet convenient to the common and bus services.
- ◆ Attractive setting in well-tended established gardens for the benefit of the residents arranged in a French parterre with seating areas and lawns.
- ◆ Communal lounge with seating and kitchen and access to outside communal patio and adjacent lodge managers office.
- ◆ Lift to first floor.
- ◆ The newly decorated apartment is arranged as follows with the benefit of new carpet.
- ◆ Front door into hall and door to useful storeroom.
- ◆ Good size sitting/dining room with window to the front enjoying a southerly aspect and outlook over the front of the building.
- ◆ Integrated kitchen with fitted ceramic hob, eye level electric oven, integrated fridge and freezer, stainless steel sink and drainer beneath window with a view to the front.



- ◆ Double bedroom with views to the front and fitted with sliding door wardrobe.
- ◆ Modern shower room fitted with separate shower cubicle, low level WC, wash basin with cupboard beneath, vanity cupboard, heated towel rail and convector heater.

### Outside

- ◆ One of the features of Chartwell Lodge is its prestigious and quiet location close to Tunbridge Wells common. Residents are able to enjoy beautifully tended gardens which are arranged as a parterre with seating areas, lawns, and well established shrubs.

### 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.
- ◆ Guest suite for relatives and friends with en-suite bathroom.
- ◆ Tea and coffee making facilities available.
- ◆ Communal laundry includes washing machines and tumble dryers.
- ◆ The communal lounge with kitchen is used on a regular basis with social events which include weekly coffee mornings, afternoon tea and other social events.
- ◆ The apartment is held on a 125-year lease which commenced 1st July 2007.
- ◆ Ground rent £811.26 per annum.
- ◆ Millstream Management Services Ltd service charges currently £2641.80 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band D

### Viewing

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

