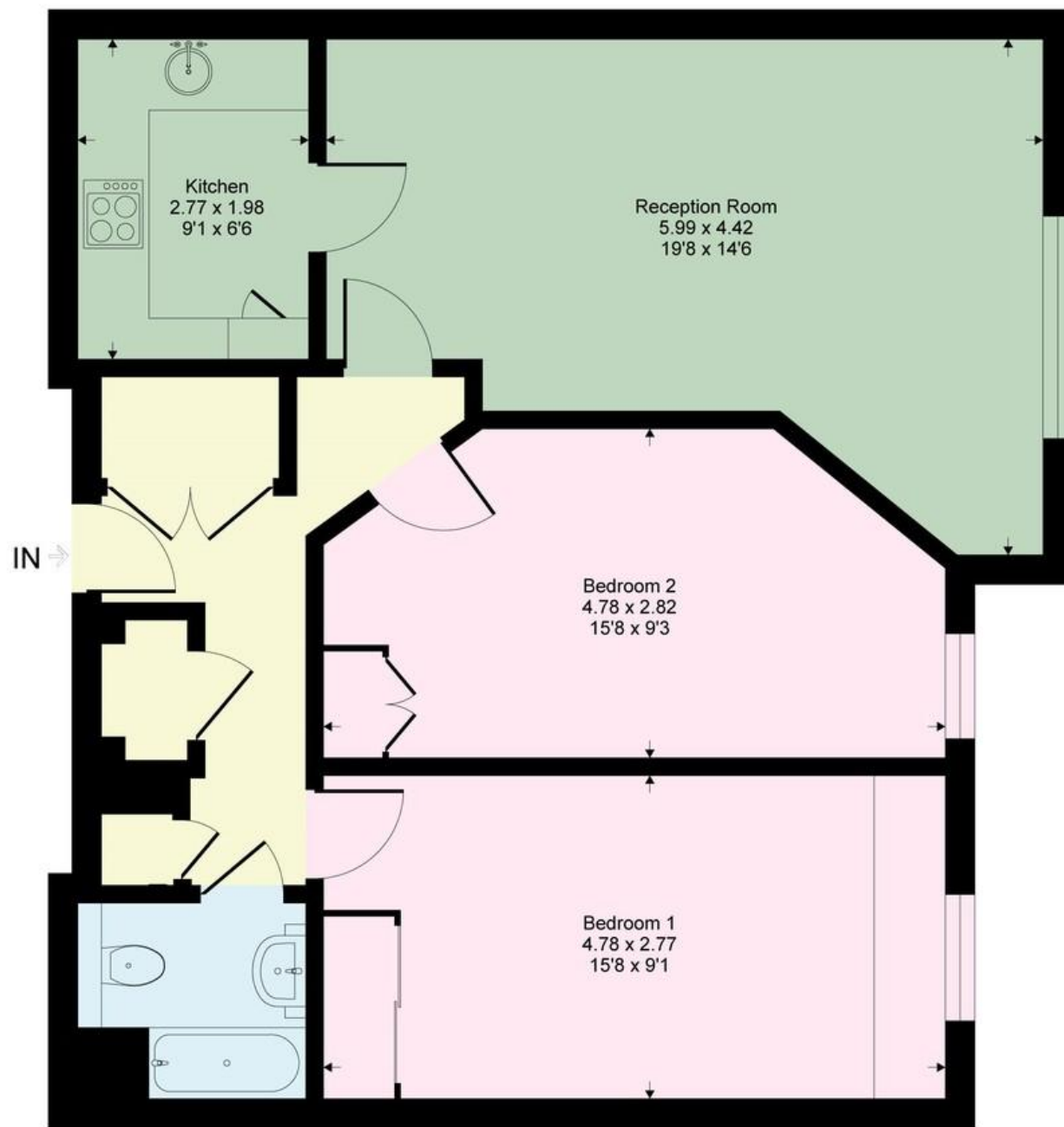


Score	Energy rating	Current	Potential
92+	A		94 B
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chartwell Lodge, TN4

Approximate Gross Internal Area = 70 sq m / 757 sq ft



Second 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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37 Chartwell Lodge

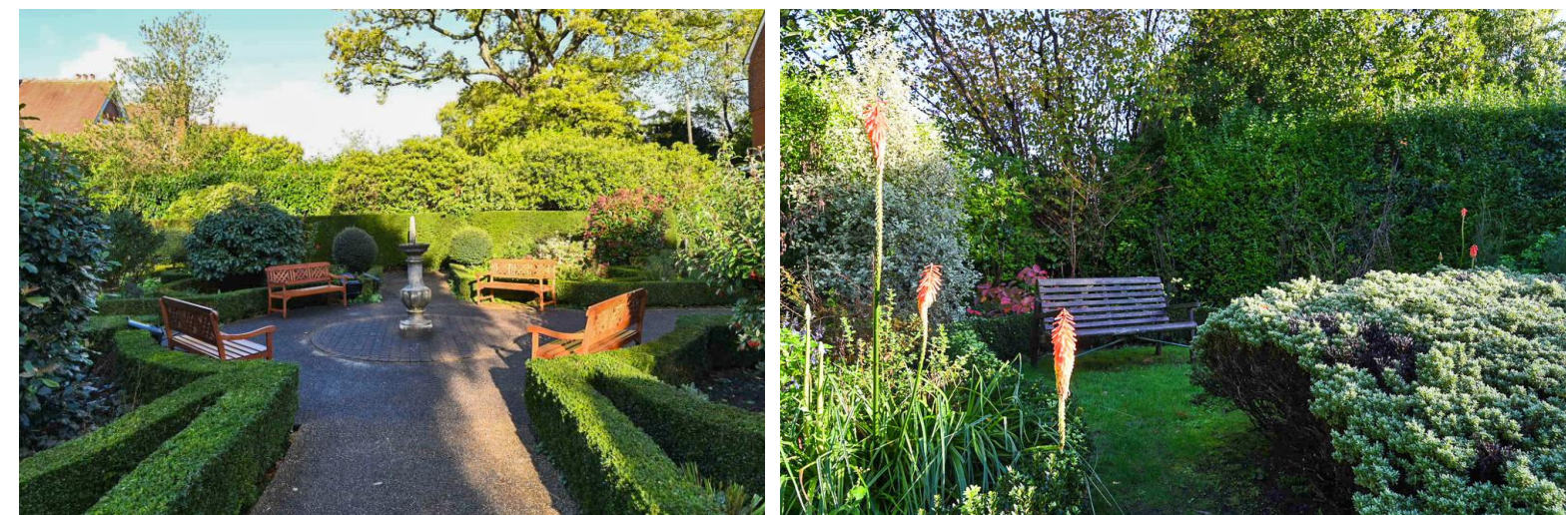
Bishops Down Road, Tunbridge Wells, TN4 8AF



A quietly located 2 bedroom second floor apartment in an attractive and convenient setting, located close to Tunbridge Wells Common, ideal property for those seeking independent living but 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 ensuite bathroom, Laundry, Hall, Sitting/Dining Room, Fitted Kitchen, 2 Bedrooms, Bathroom, Double Glazed Windows, Electric Wall Mounted Radiators, Lift, well-tended Communal Garden, Resident and Visitor Parking.

Guide price £299,500 Leasehold *No Forward Chain*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

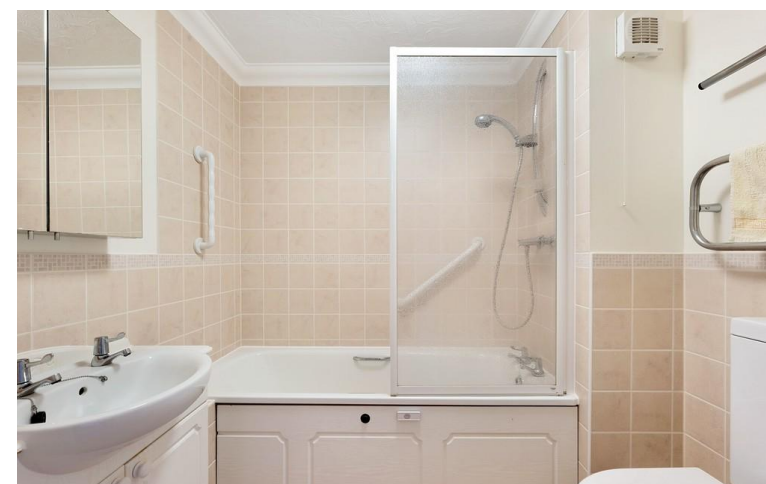
www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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 quietly located 2 bedroom second floor flat with lift, 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 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 and shelving, circuit breaker.
- ◆ Sitting/Dining Room with coved ceiling ornamental fireplace with electric coal fire, attractive outlook.
- ◆ Glass paned door to kitchen with worksurfaces on 3 walls incorporating electric hob with extractor above, Zanussi eye level electric oven, plumbing for and including Bosch dishwasher, fitted fridge and separate freezer, good range of cupboards, stainless steel sink and drainer.
- ◆ Double bedroom 1 with attractive outlook to the rear and fitted wardrobe cupboards with shelving drawers and hanging rail.



- ◆ Double bedroom 2 with wall to wall chest of drawers and window with attractive outlook, mirrored double wardrobe cupboards.
- ◆ Bathroom with panelled bath and separate shower above, wash basin with cupboards beneath, medicine cabinet above, heated towel rail, low level WC and tiled walls.

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 machine and tumble dryer.
- ◆ 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 £877.64 per annum.
- ◆ Millstream Management Services Ltd service charges currently £4475.10 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band E.

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 01892 516615

