



## 18 Cedar Court

Culverden Park Road, Tunbridge Wells, TN4 9QX

▶ SUMNER PRIDHAM ◀

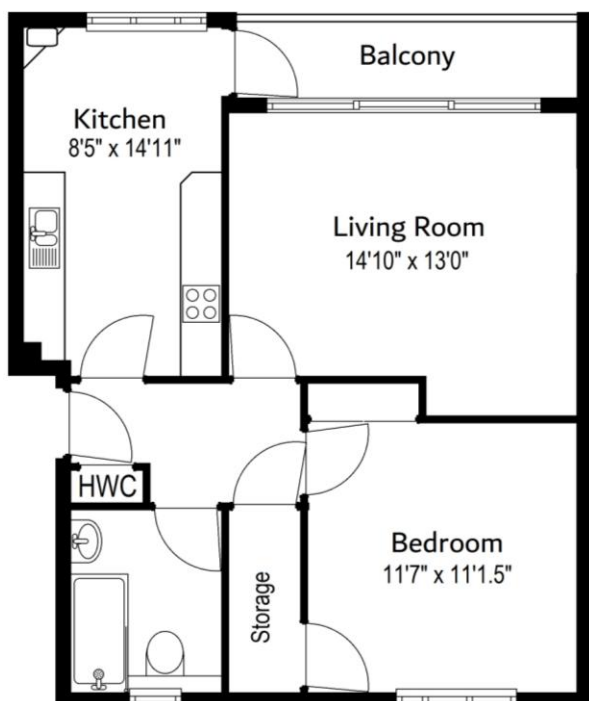
A well-presented first floor apartment suitable for over 50's, in a select development of similar properties in an attractive setting in the sought after Culverden area convenient to the town centre. Notable features include a wide covered balcony with access from both the main reception room and kitchen with views over the attractive communal grounds. Cedar Court benefits from having a lodge manager on site for 4 hours Monday to Friday and an allocated meeting room for coffee mornings etc.

Entrance Hall, Stair Lift to first floor, Hall, Sitting/Dining room with Patio doors out to Balcony, recently Fitted Kitchen/Breakfast Room, Double Bedroom, useful Store Cupboard, recently fitted Bathroom, Communal Garden and Parking.

**Guide price £199,500    Leasehold    \*No forward Chain\***







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

Please note that the above floorplan has been provided by the vendor.

### The Property

- ◆ Spacious first-floor apartment offering independent living with the reassurance of a lodge manager and careline alarm system.
- ◆ The accommodation is limited to those aged 50 and above.
- ◆ Quiet and convenient location to the town centre.
- ◆ Stairs with stair lift available to the first floor front door.
- ◆ Hall gives access to all rooms and also to a walk-in store cupboard, separate airing cupboard, housing insulated hot water tank.
- ◆ Spacious sitting/dining room with feature wide patio doors giving access out to a covered balcony large enough for a table and chairs and enjoying an attractive outlook over the communal gardens.
- ◆ Recently refitted kitchen/breakfast room with worksurfaces arranged over 2 walls and incorporating a 1½ stainless steel sink and drainer, 4 ring gas hob, oven and grill, extractor above, washing machine, fridge and ample space for table and chairs and a door leading out to the large, covered balcony.
- ◆ Double bedroom with access to the large walk-in storage cupboard plus a built in double wardrobe cupboard.
- ◆ Recently refitted bathroom with new WC concealed cistern, panelled bath with Mira shower above, pedestal wash basin.

### Outside

- ◆ Attractive communal gardens.
- ◆ Parking available at the front of the development.

### Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band C.
- ◆ 999 year lease commenced on the 25th March 1982.
- ◆ Maintenance TBA
- ◆ The Lodge manager is on site for 4 hours Monday through to Friday
- ◆ Allocated meeting for coffee mornings etc

### Situation

- ◆ A convenient and quiet location approximately 0.5 miles to both town centre and local shops in St. Johns. A bus stop is 0.3 miles away and the post office is 0.5 miles.

### Viewing

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