



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bed First Floor Apartment
- Independent Living for Over 55's
- 24/7 On Site Staff
- Communal Lounge & Dining Room
- Lift & Residents Parking
- Energy Efficiency Rating: B

**Culverden Park Road, Tunbridge Wells**

**£170,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## Flat 14, Hale Court , Culverden Park Road, Tunbridge Wells, TN4 9QX

Set within a quiet residential area of Royal Tunbridge Wells is where you will find this chain free, one bedroom, first floor apartment forming part of an independent living age restricted development. The 19 apartments that form Hale Court are run by Abbeyfields which is a well regarded retirement charity and provides around the clock on site care staff to assist with residents independent living, including an early morning check. The property itself consists of a spacious hallway, double aspect sitting room with Juliet balcony, kitchen with appliances, shower room with mobility aids and a double bedroom. There is a choice of lift or stairs within the building providing access to the apartment and the communal lounge and dining room provides the opportunity to make friends, join the community or find companionship, whilst the beautiful, landscaped gardens make the perfect place to meet with other residents, friends of family or to relax and enjoy moment of peace. The dining room provides a meal every day and has a small kitchen where residents are welcome to make drinks at any time. Built in 2016 to a high standard the property is well maintained with an excellent range of features and offered at a very competitive asking price.

The accommodation comprises. Security controlled entrance door to main hallway, choice of lift or stairs to the first floor. Panelled entrance door to:

### ENTRANCE HALL:

Coved ceiling, radiator, emergency call button and cord.

### LIVING ROOM:

Coved ceiling, radiator, power points, TV point. Window to side and full height windows with French doors opening onto the Juliet balcony with views over the garden. Open aspect to:

### KITCHEN:

Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. 'AEG' induction hob with filter hood above, electric eye level oven. Freestanding fridge and washing machine. Tiling adjacent to the worktops, wood effect flooring, coved ceiling. Window to side.

### BEDROOM:

Two windows to rear with treetops views, emergency pull cord, coved ceiling, power points, telephone point, TV point. Free standing wardrobe and chest of drawers.

### SHOWER ROOM:

A good sized wet room with mobility aids, white low level WC, wall mounted wash hand basin, walk in shower area with plumbed in shower, tiled shower area and half tiled walls. Radiator, coved ceiling with downlighting, emergency pull cord, shaver point, extractor fan.



**COMMUNAL FACILITIES:**

These facilities include a residents lounge and dining room, library area and drinks making facilities. Outside there are pretty communal gardens to the rear of the building and residents parking.

**SITUATION:**

The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just north of Royal Tunbridge Wells town centre. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, its architecture, a healthy mix of independent retailers and restaurants and parks, many of these are readily accessible from this property.

**TENURE:**

Leasehold

Lease - 125 years from 1 January 2016

Service Charge & Ground Rent - currently £1,644.47 plus £61 capitol reserve fund making a total of £1,705.47 per calendar month from April 2024 which includes on call attendant 24/7 and a hot meal every day (main meal, dessert and coffee at lunchtime in the communal dining room). (If two people are buying there would be an additional supplement for the extra meals). It also includes 1 hour cleaning per week and 24 hour on site staff 7 days a week).

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

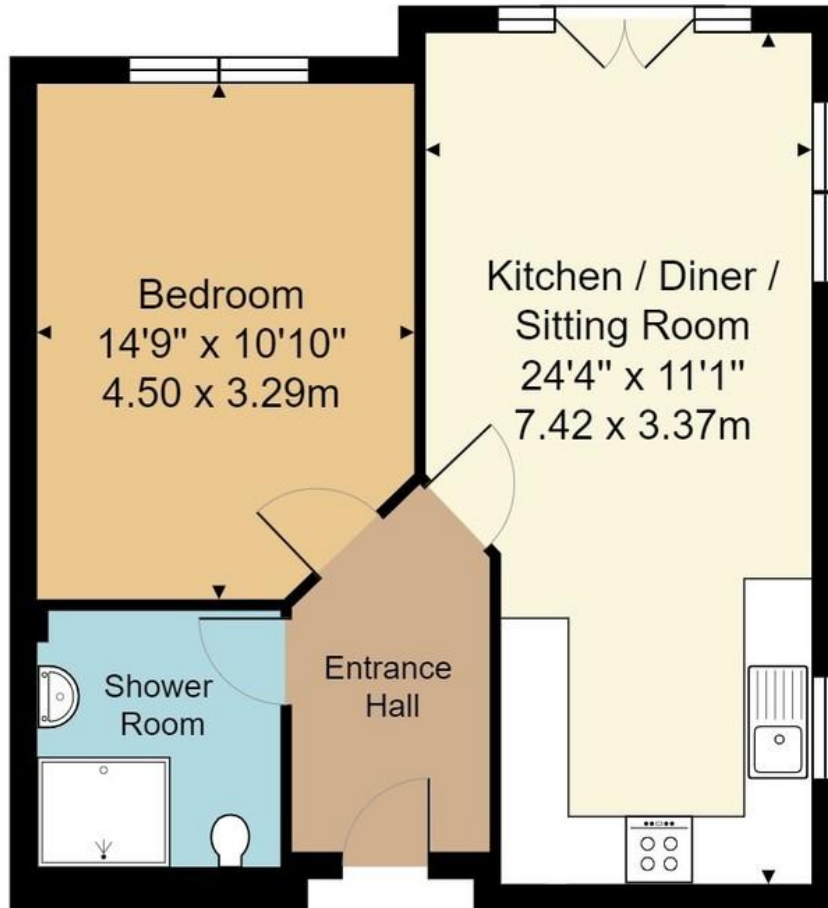
Services - Mains Water, Electricity & Drainage

Heating - Community Combined Heat & Power

Accessibility/Adaptations - Some aids in apartment



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



Approx. Gross Internal Area 518 ft<sup>2</sup> ... 48.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
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