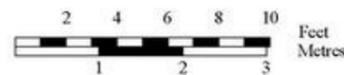
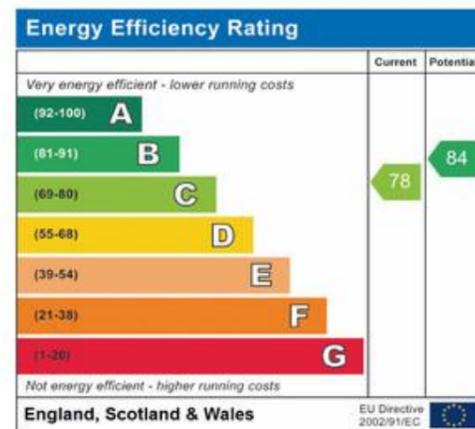
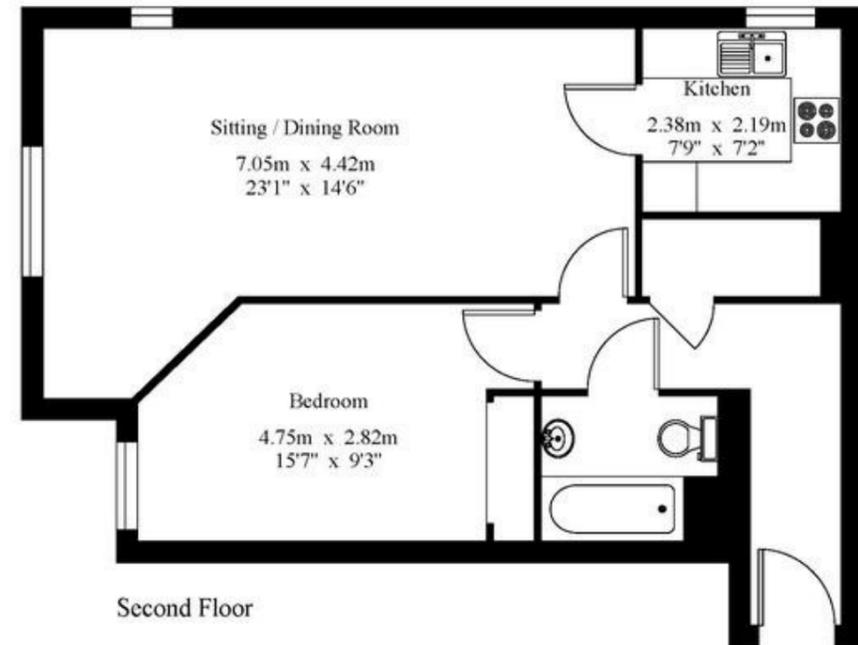


# 36 Chartwell Lodge

Gross Internal Area : 57.5 sq.m (617 sq.ft.)



For Identification Purposes Only.  
© 2019 Trueplan (UK) Limited (01892) 614 881



## 36 Chartwell Lodge

Bishops Down Road, TN4 8AF



A quietly located top floor apartment with beautiful views over west facing communal gardens and beyond in a purpose built property, convenient for the town, for those seeking independent living with the reassurance of a lodge manager and 24 hour careline.

Hall, Sitting/Dining Room, fitted Kitchen, Double Bedroom, Bathroom, Storeroom, Double Glazed Windows, Electric Wall Mounted Radiators, Staircase and Lift to top floor.

All apartments benefit from the use of a Guest Suite for relatives and friends which has an Ensuite Bathroom. Residents have use of a communal lounge for social events and private hire, laundry, well-tended communal gardens, resident, and visitor parking.

**Guide price £210,000 Leasehold No Forward Chain**





### Property Description

- ◆ A well-presented top floor apartment located with west facing views over the gardens.
- ◆ Sought after location away from the traffic yet within walking distance to the common and local bus service.
- ◆ Attractive setting in established and well-tended garden for the benefit of the residents arranged in a French parterre with seating areas and lawn.
- ◆ Staircase and lift leads to the top floor.
- ◆ Front door leads in to 'L' shaped hall with dado rail and coved ceiling, panelled doors to all internal doors including storage cupboard housing the hot water tank, shelving, and hanging rail.
- ◆ Well-proportioned sitting room has a dual aspect to the side plus views over the well-tended gardens.
- ◆ Double glazed door from the sitting/dining room leads into the kitchen, fitted with a range of worksurfaces over 3 walls including a stainless steel sink and drainer beneath a window with attractive outlook, integrated appliances include eye level oven, ceramic hob, with extractor above, integrated fridge and freezer, comprehensive range of cupboards, tiled splashback, and matching wall mounted cabinets.
- ◆ The double bedroom also has the attractive views out to the gardens also fitted with a double wardrobe cupboard with sliding mirrored door.



- ◆ Bathroom fitted with a panelled bath with separate shower above and shower screen, low level WC, washbasin with cupboard beneath and fitted mirror with light above, heated towel rail and tiled walls.

### Outside

- ◆ Chartwell Lodge benefits from a prestigious and quiet location.
- ◆ Residents are able to enjoy beautifully tended gardens, arranged as a French 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 care line.
- ◆ 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 £811.26 per annum.
- ◆ Millstream Management Services Ltd service charges currently £2641.80 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band D

### 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  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

