

First Floor

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

16 Cedar Court

House - Gross Internal Area : 54.8 sq.m (589 sq.ft.)



For Identification Purposes Only.

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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.



16 Cedar Court

Tunbridge Wells, TN4 9QX

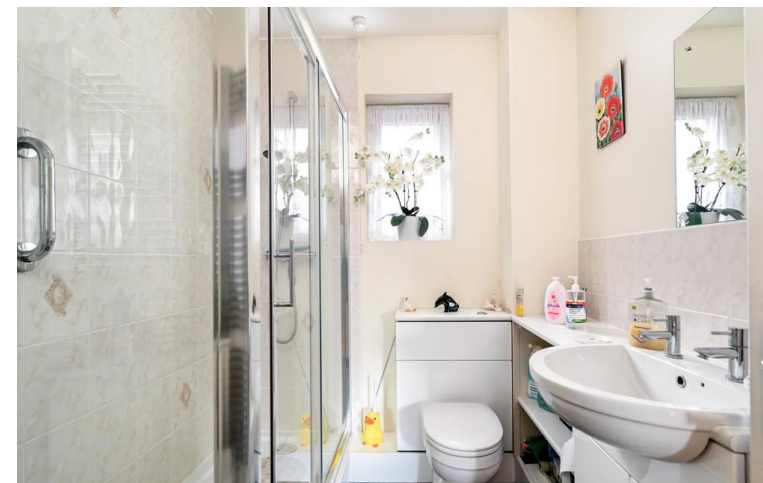


A beautifully presented first floor apartment (Stannah Lift available if required) in an attractive complex of purpose built flats designed for independent living and suitable for over 50's. Notable features include wide covered balcony with views over the communal grounds. 16 Cedar Court benefits from a well-appointed kitchen and bathroom, inspection is recommended.

Entrance Hall, Stairs with Stannah Stairlift to first floor, Hall, Sitting/Dining Room, Patio Doors out to Veranda, Well-appointed Kitchen/Breakfast Room, Double Bedroom with fitted wardrobe cupboards and built-in dressing table/desk, well-appointed Shower Room, Communal Garden, and Parking.

Guide price £199,999 Leasehold *No Forward Chain*





- ◆ Double glazed window and door leading out to the veranda with fitted integral roller blind, recessed ceiling lights.
- ◆ Double bedroom with double glazed casement window to the rear, excellent range of bedroom furniture including hanging space and shelving, mirrored doors, double radiator, wall bracket for TV, aerial point, double doors open out to a fitted desk/dressing table, shelving and electric power fitted.
- ◆ Well-appointed shower room with full length shower cubicle, tiled, with sliding glazed door and handrail.
- ◆ Low level WC with concealed cistern, washbasin with cupboard beneath, display shelving, double glazed window, full length chrome towel rail radiator, 24 hour careline pull switch, and recessed ceiling lights.

Outside

- ◆ Attractive communal gardens laid to lawn with mature shrubs, parking available at the front of the development.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band C.
- ◆ 999 year lease commenced on the 5th March 1982.
- ◆ Maintenance/Service Charge £290 per month.
- ◆ Ground rent £16.66 per month.
- ◆ A lodge manager on site for 4 hours Monday through to Friday and there is an allocated meeting room for coffees etc.

Location

- ◆ A convenient and quiet location approximately 0.5 miles to town centre and local shops in St. Johns, a

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

Property Description

- ◆ Communal door gives access to number 14 and 16 Cedar Court, staircase and Stannah stairlift to first floor.
- ◆ Front door into hall giving access to all rooms, cloaks cupboard with hanging rail and shelf, also housing circuit breaker.
- ◆ Further storage cupboard with stopcocks.
- ◆ Access to boarded roof space with light and ladder connected.
- ◆ Light and spacious sitting room with full width patio doors leading out to a veranda, fitted with vertical blinds, television and telephone points, double radiator.
- ◆ Attractive outlook over the communal gardens which are laid to lawn with mature shrubs and Rhododendrons.
- ◆ Kitchen/Breakfast room well-appointed with worksurfaces arranged on 2 walls with 1½ stainless steel sink and drainer, appliances include stainless steel Bosch hob and fan assisted oven with extractor above, Bosch dishwasher and microwave.
- ◆ Comprehensive range of cupboards and drawers including saucepan drawer, larder with pull out metal racks, double radiator, wall mounted Worcester combination boiler providing central heating and domestic hot water.

