



Ground Floor



**4 Court Royal, Eridge Road**  
Tunbridge Wells, TN4 8HT



**Flat 4, Court Royal**

**House - Gross Internal Area : 87.7 sq.m (945 sq.ft.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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A beautifully presented spacious 2 bedroom ground floor flat with own veranda and communal garden, located on the outskirts of town, recently decorated to a high standard plus quality fitted carpets. Over 55's inspection recommended.

Communal Hall, spacious Hall, Sitting/Dining Room, Kitchen, Utility Cupboard, Main Bedroom with Ensuite Bathroom, Double Bedroom 2, Separate Shower Room, own Veranda, Electric Heating, Double Glazed Windows, Allocated Parking, Communal Garden.

**Guide price £249,950 Leasehold \*No Forward Chain\***



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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.



### Property Description

- ◆ A recently repainted and redecorated purpose built ground floor flat benefitting from spacious rooms and own veranda.
- ◆ Age restricted (55 years and above).
- ◆ Impressive hall "T" shaped decorated with coved ceiling and dado rail, double doors to cloaks/storage cupboard.
- ◆ Utility cupboard with Bosch washing machine, slatted shelving and housing insulated hot water tank and circuit breaker.
- ◆ Dual aspect sitting/ dining room decorated with coved ceiling and dado rail, pair of ceiling roses with chandeliers, corner windows and door leading out to veranda with westerly views.
- ◆ Fitted kitchen with worksurfaces on 3 walls incorporating one and a half stainless steel sink and drainer, ceramic hob with stainless steel extractor above, Bosch electric oven and microwave, integrated fridge and freezer, excellent range of cupboards and matching wall mounted cabinets.



- ◆ Main bedroom is fitted with a good range of fitted wardrobe cupboards decorative coved ceiling.
- ◆ Ensuite bathroom with panelled bath, low level WC, pedestal washbasin, recess with fitted mirror, towel rail and air extractor.
- ◆ Double bedroom 2 with dual aspect decorative coved ceiling and attractive outlook.
- ◆ Separate shower room fitted with shower cubicle, Mira shower unit, low-level WC, pedestal washbasin, towel rail and air extractor.

### Outside

- ◆ The property benefits from attractive and well maintained communal gardens, attractively laid out ostensibly to lawn with brick paved path centred around specimen tree, designated seating areas and mature shrub screening.
- ◆ Allocated parking space numbered 4.
- ◆ Visitor parking available.

### Practicalities

- ◆ Court Royal has a development manager who is on site 3 days a week from 9 -2 responsible for maintenance of the building, and communal garden.
- ◆ 125 year lease which commenced in 2001.
- ◆ Residents benefit from a free taxi service to Tunbridge Wells Sainsburys, weekday mornings between 9 and 11.
- ◆ Half yearly service charge 16th June to 15th December 2024 is £2116.97 payable to First Port Retirement Property Services.
- ◆ Ground rent £467 per annum.
- ◆ Court Royal has just benefitted from its 5 year general maintenance refurbishment to the building

### Viewing

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

