



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Over 55's Retirement Apartment
- One Double Bedroom
- Shared Ownership
- Private Terrace & Communal Gardens
- Residents Parking
- Energy Efficiency Rating: B

**Tudeley Lane, Tonbridge**

**£125,000**

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

**Flat 7 Rosewell House, Tudeley Lane, Tonbridge,  
TN11 0FT**

Secure keyless entry takes you into the entrance hall of the building where the manned reception is on your righthand side. Across is the on site restaurant and communal lounge with direct garden access - a fantastic place to socialize with fellow residents or visiting guests. The apartment is a short walk away on the ground floor and again, has secure keyless entry. You step into a good sized entrance hall with fitted storage and emergency alarm cord. The living/dining room is straight ahead of you and is a bright and airy room with French Doors onto the private patio area. Leading from the living/dining room is the well presented kitchen with integrated appliances. The carpeted double bedroom is a good sized room with plenty of natural light and ample room for bedroom furniture. Completing the apartment is the wet room with floor level walk-in shower, WC, wash basin and heated towel rail. There are emergency pull cords in all the living spaces to alert the 24 hour on-site staff if you are in need of assistance. You can enjoy the privacy of your own modern apartment, whilst being part of a welcoming and vibrant community, with peace of mind that you are in a safe environment with housing staff on-site 24 hours a day, seven days a week, should an emergency arise. There is an onsite restaurant offering a daily two course lunch, an entertainment room on the first floor, creative room giving access to arts & crafts and IT as well as a hairdressers and beauty bar, spa bath and a convenient buggy room to store electric scooters.

You purchase 75% of the property whilst Rapport Housing & Care retains the other 25%.

**ENTRANCE HALL:**

Carpeted, video entry phone, alarm cord, two fitted cupboards.

**SITTING ROOM:**

Carpeted, two radiators, alarm cord, French doors to courtyard.

**KITCHEN:**

Lino flooring, wall and floor cabinets, stone effect worktops, Bosh fan oven, four ring induction hob and extractor, fitted dishwasher, tall fitted fridge freezer, one and half sink and drainer, alarm cord.





**BEDROOM:**

A large double, carpeted, light and airy, wide window, radiator, alarm cord, space for bedroom furniture.

**WET ROOM:**

A large walk in shower, WC, wash basin, part tiled walls, heated towel rail, shaver point, assistance handles.

**SITUATION:**

Rosewell House is within easy reach of several main roads, including the M25, A21, A26 and A228, making it accessible and well connected to Maidstone, Sevenoaks and Tunbridge Wells. The train station is a mile away and a bus stop at the top of the road provides easy access into nearby towns.

A historic market town on the River Medway, Tonbridge has plenty to offer when your guests come to visit. Within a couple of miles, you will find a number of places to visit, including Tonbridge Castle, Haysden Country Park and the local town centre, where you will find an abundance of shops, restaurants and a leisure centre. There are also a number of National Trust properties nearby.

**TENURE:**

Leasehold

Lease - 125 years from 19th February 2019

Service Charge - Reviewed Annually - Estimated £653.06 per month

Ground Rent - £0.00

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 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

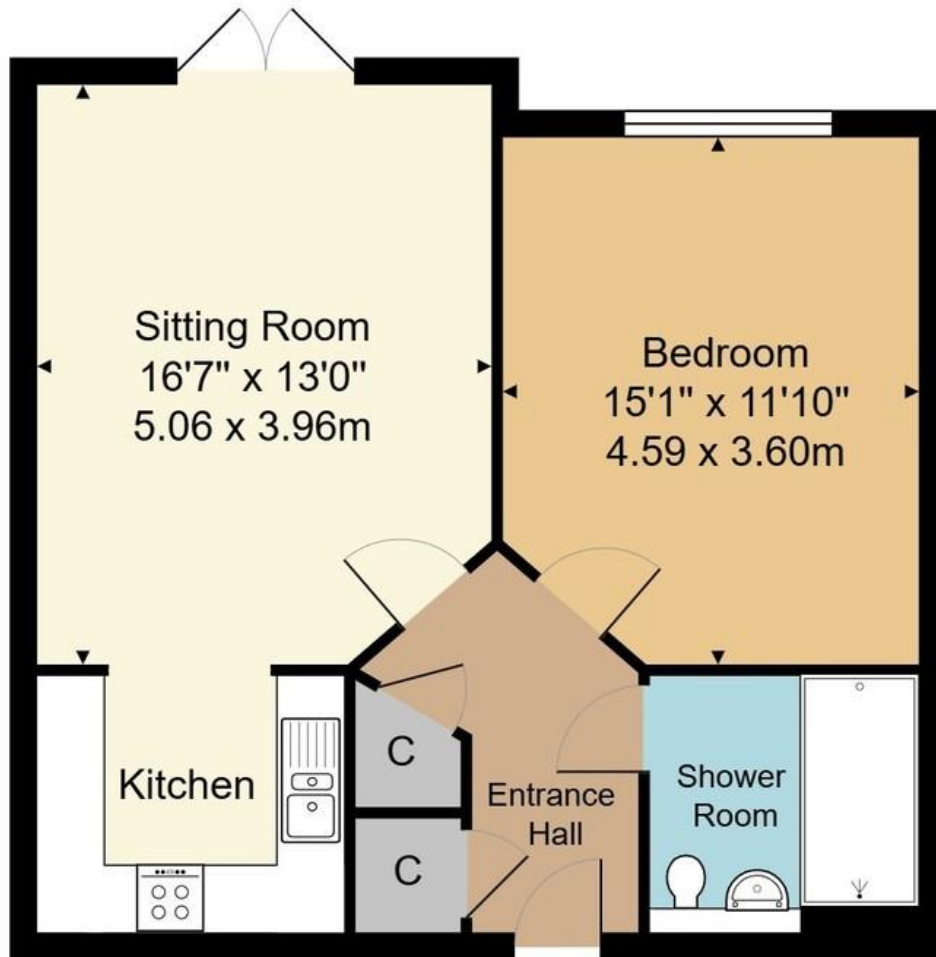
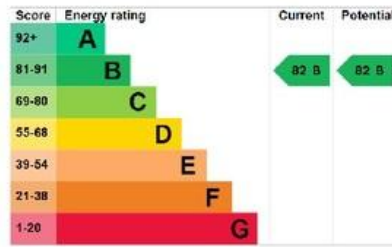
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Electric

Restrictions -Age Restricted- Over 55's





Approx. Gross Internal Area 591 ft<sup>2</sup> ... 54.9 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 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. 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  
 Associate London Office 02070 791568

