

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

34 Chartwell Lodge

House - Gross Internal Area : 52.9 sq.m (553 sq.ft.)



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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.



34 Chartwell Lodge

Tunbridge Wells, TN4 8AF

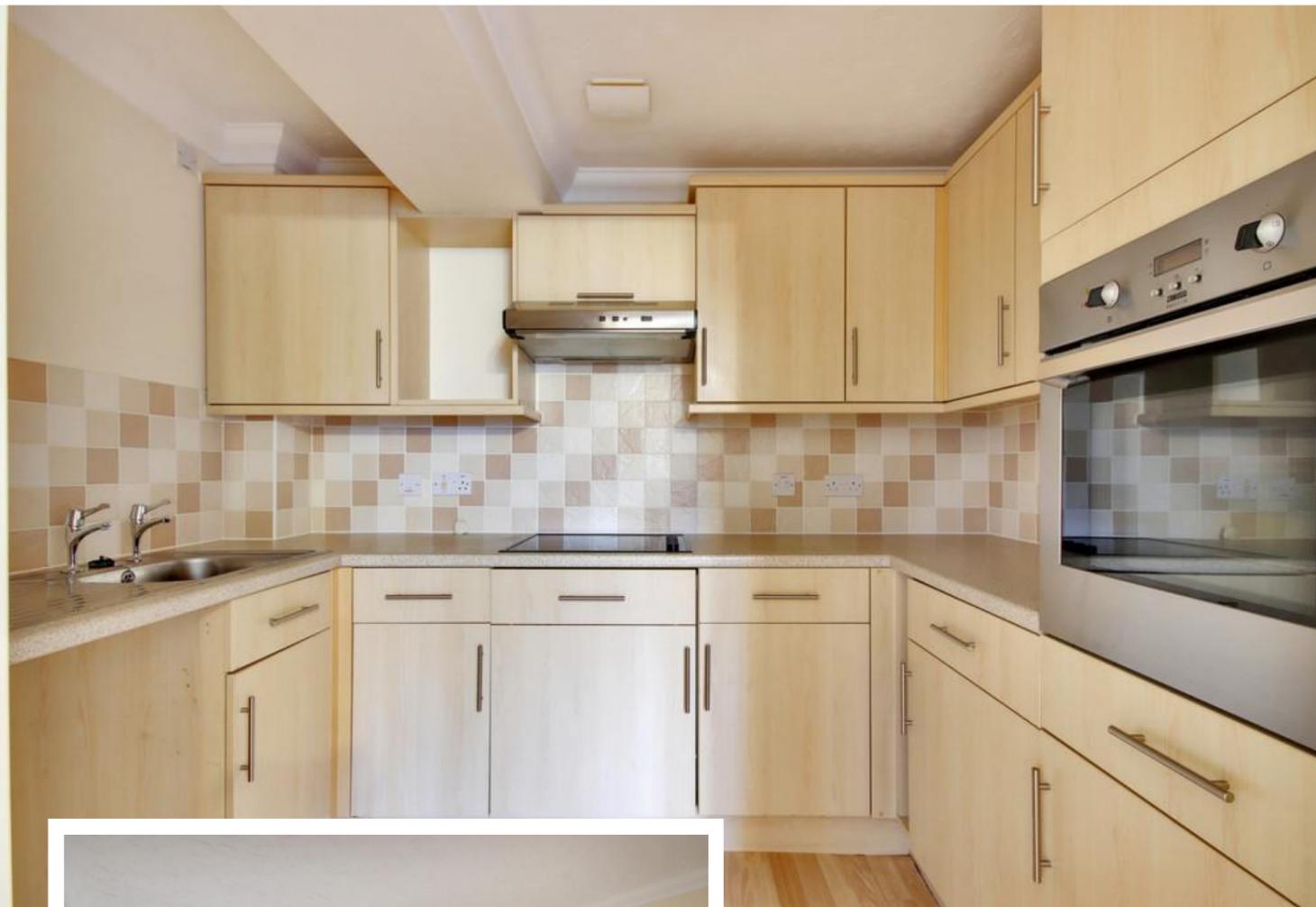


A recently decorated 1-bedroom second floor apartment immediately available (STC) enjoying a prime position within Chartwell Lodge with west facing views over communal gardens. Chartwell Lodge promotes independent living with the backup of a manager and 24 hour careline. Quiet and convenient location on the western outskirts of the town within walking distance of the common and just under a mile from the mainline station.

Communal Lounge, Stairs and Lift to second floor, Hall with Store Cupboard, Sitting / Dining Room, fitted Kitchen, Double Bedroom, shower Room, Electric Heating, Communal Laundry Room, Resident and Visitor Parking, Communal Grounds.

Guide price £179,950 Leasehold *No Forward Chain*





Property Description

- ◆ Chartwell Lodge is a popular choice for those seeking independent living yet require the back up of a lodge manager and 24 hour careline.
- ◆ Quiet attractive setting with beautiful communal grounds yet within walking distance of Tunbridge Wells Common.
- ◆ Residents Lounge with scheduled activities during the week with its own kitchen.
- ◆ Lift and staircase to second floor.
- ◆ Front door to hall with useful storeroom with auto light and shelving and housing electric hot water tank and circuit breaker.
- ◆ Sitting/Dining Room with ample storage capacity and superb westerly views of the beautiful gardens.
- ◆ Well-fitted kitchen with worksurfaces mainly over 2 walls with comprehensive range of cupboards and matching wall mounted cabinets, integrated fridge and freezer, eye-level oven, stainless steel sink and drainer.
- ◆ Double bedroom with fitted double wardrobe cupboards and view over the attractive garden.



- ◆ Shower room with walk in shower, low level WC, washbasin with cupboard beneath, convector heater and air extractor.

Outside

- ◆ To the front of the property there is residents parking on a first come first served basis plus an area for visitor parking, closed area for mobility scooters.
- ◆ One of the features of Chartwell Lodge is its attractive setting and well-tended gardens arranged as a Partierre with a number of seating areas and lawn.

Practicalities

- ◆ There is a lodge manager plus the reassurance of a 24 hour careline.
- ◆ Communal laundry with washing machines and tumble dryers.
- ◆ Communal lounge also has a kitchen and is used on a regular basis for social events, weekly coffee mornings, exercise classes, afternoon tea and knit and natter.
- ◆ The apartment is held on a 125 year lease which commenced on 1st July 2007.
- ◆ Ground rent: £811.26 per annum.
- ◆ Service Charge: £2846.10 per annum.

Guest Suite

- ◆ Guest suite for relatives and friends with an ensuite bathroom, tea and coffee making facilities all available at a nominal charge.

Services

- ◆ Mains electricity, water and drainage and electric heating.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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