

PRICE REDUCTION



McCarthy & Stone
RESALES

Eadhelm Court

28 Eadhelm Court Penlee Close, Edenbridge, TN8 5FD
Fixed Price £80,000 LEASEHOLD

For further details
please call 0345 556 4104

28 Eadhelm Court Penlee Close, Edenbridge, TN8 5FD

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

SUMMARY

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, lounge, bedroom and shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge. The town's High Street is just a short walk which includes a well-stocked Waitrose. There is a doctor's surgery and dental practice within a couple of minutes walk. Edenbridge Leisure Centre provides a swimming pool, gym and exercise classes that many residents regularly use is also a short walk. Edenbridge is situated in the Sevenoaks district of Kent in the Eden Valley surrounded by ancient woodland and meadows. There are many local pubs and restaurants both in the town and the surrounding villages of Westerham, Bough Beech, Limpsfield and Crockham Hill as well as many beautiful National Trust properties to visit.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

LIVING/DINING ROOM

A well proportioned living/dining room. Feature fireplace TV and telephone points. Sky/Sky+connection point. Two ceiling lights. Fitted carpets raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

Spacious double bedroom with built in wardrobe with mirrored sliding doors housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower cubicle. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

125 Year Lease from 2011
£425 Ground Rent

CAR PARKING PERMIT SCHEME

Car Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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