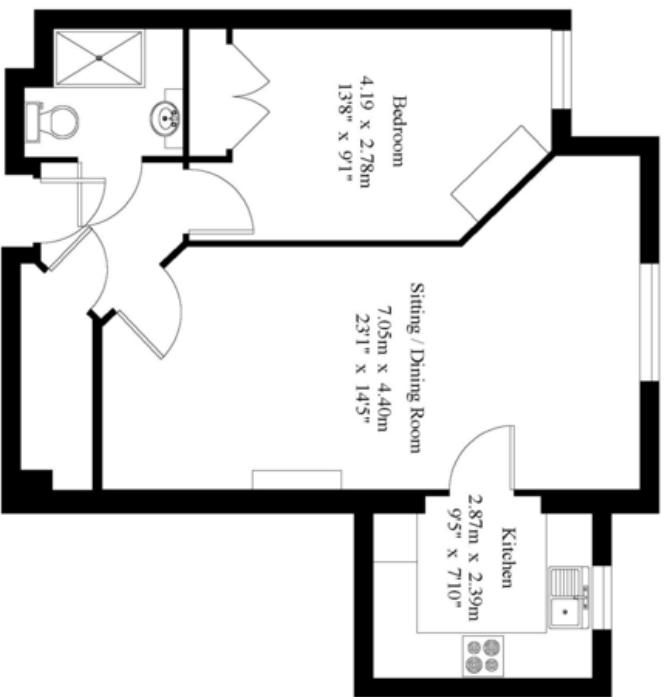


Ground Floor



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### 38 Chartwell Lodge

Gross Internal Area : 53.5 sq.m (575 sq.ft.)



## 38 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

► SUMNER PRIDHAM ◀

A purpose built and well designed second floor retirement apartment located close to Mount Ephraim and the Common, set in a landscaped garden. Accessible to the town and central station.

Hall, Store, Sitting/Dining Room, Fitted Kitchen, Double Bedroom, Shower Room, Communal Facilities include a Residents' Lounge with Kitchenette, Laundry and Visitor Guest Suite, Ample Parking for Residents and Visitors

**£195,000 Leasehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

[www.sumnerpridham.co.uk](http://www.sumnerpridham.co.uk)  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)  
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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

The second floor apartment can be reached by a lift or staircase

From the hall there is access to the roof space and a large store with slatted shelving, electric meter, consumer box and coat pegs

The open plan sitting/dining room is L-shaped with a white painted fireplace surround and mantelpiece with fitted electric fire

The fitted kitchen has ranges of matching eye-level cupboards and base units with work surfaces. Laminate floor and part tiled walls. Kitchen appliances include inset Zanussi oven and four ring Electrolux hob with extractor and light above, stainless steel sink with drainer, Dimplex wall-mounted heater and air extractor

Large double bedroom with views and built-in and fitted double wardrobes and wall-mounted electric heater

Shower room, large shower cubicle, medicine cabinet, wall mirror with strip light/shaver point above, basin and low-level WC, electric heated towel rail, Dimplex heater and air extractor



There is a well maintained communal garden and ample parking for residents and visitors

Within walking distance of two bus stops, service 280 on Bishops Down Road and service 281 outside the Spa Hotel, on approximate 15 minute intervals during the day Tunbridge Wells Common with its seating area and walks is easily accessible

The mainline station is 0.7 miles

The historic Pantiles is 0.6 miles, where there are cafes, restaurants and independent shops

The accommodation is normally limited to those aged 55 and above. There is a lodge manager and a twenty-four hour care and support system

Guest suite for relatives and friends with en-suite bathroom.

Tea and coffee making facilities available

Communal laundry

A communal lounge is used on a regular basis with social events which include weekly coffee mornings, afternoon tea, scrabble, fortnightly exercise class, monthly discussions, music and poetry groups, amongst other social events

The apartment is held on a 125 year lease which commenced 2007

Ground rent £683.96

Millstream Management Services Ltd service charges currently £1,768.21 per annum, £34 per week

Separately available on request is a list of further facilities and services included at Chartwell Lodge

Tunbridge Wells Borough Council Tax Band D

From our offices in Vale Road, proceed into the London Road and go in a northerly direction. At the first set of traffic lights turn left into Church Road which joins Mount Ephraim going in a westerly direction. After the Travel Lodge take the next right hand turn into Bishops Down Road and then after a short distance the entrance to the drive to Chartwell Lodge will be found on the right

	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	<b>A</b>	
(81 - 91)	<b>B</b>	
(69 - 80)	<b>C</b>	71
(55 - 68)	<b>D</b>	72
(39 - 54)	<b>E</b>	
(21 - 38)	<b>F</b>	