



6 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

A one bedroom apartment with direct access out to a west facing balustrade terrace and beautiful gardens. Close to Mount Ephraim and within a short walk of bus services to the town centre, which is 0.6 of a mile.

Communal Lounge for Social Events and Private Hire, Guest Suite for Relatives and Friends with En-suite Bathroom, Front Door to Hall, Sitting/Dining Room with Direct Access to Garden, Fitted Kitchen, Double Bedroom, Bathroom, Useful Walk-in Storeroom, Beautiful Communal Gardens, Parking

£245,000 Leasehold

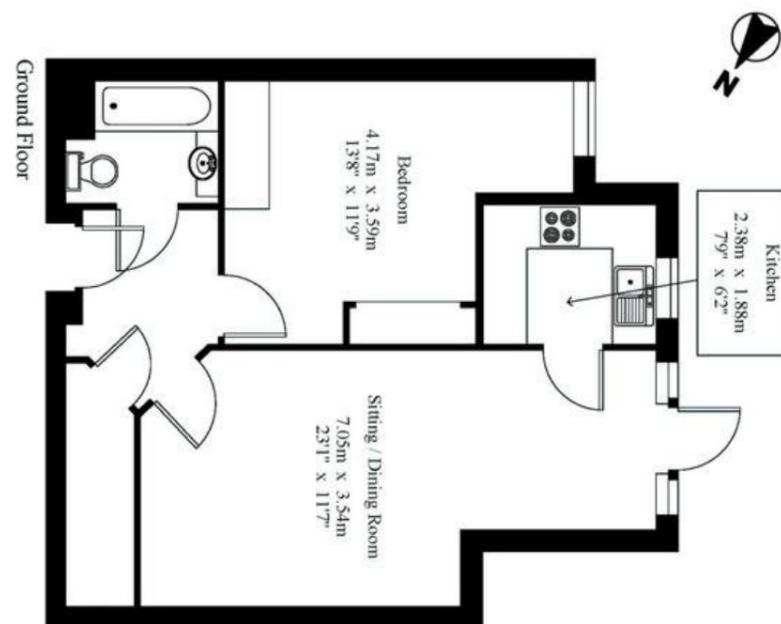


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Gross Internal Area : 53.4 sq.m (574 sq.ft.)



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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.

www.sumnerpridham.co.uk
 info@sumnerpridham.co.uk
 01892 516615

29 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BS



OUTSIDE

One of the features of Chartwell Lodge is its prestigious and quiet location, plus beautifully tended gardens. Apartment 6 has direct access out and overlooks these gardens, which are arranged as a French parterre with seating areas and lawns.

SITUATION

Within short walking distance are two bus stops, service 280 on Bishops Down Road and service 281 outside the Spa Hotel, on an approximate fifteen minute interval during the day.

Tunbridge Wells Common with its seating areas 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.

PRACTICALITIES

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

DIRECTIONS

From our office 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.

VIEWING

Strictly by appointment through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615



Property Description

A west facing ground floor apartment with direct access to a partially covered terrace and garden.

A quietly located retirement building with a Lodge Manager and twenty-four hour care line.

Own front door to hall with bespoke flooring and useful walk-in storage cupboard housing electric meter and hot water tank. Sitting/dining room with access out to a stone balustrade terrace. Feature electric fire with light stone surround and hearth, TV and telephone points.

Fitted kitchen with work surfaces on three walls, tiled splashback, integrated Electrolux hob and John Lewis electric oven, integrated Electrolux fridge and freezer, stainless steel sink and drainer, bespoke flooring and window overlooking the garden.

Double bedroom with two separate fitted double wardrobe cupboards providing shelving and hanging spaces, telephone point and window overlooking the garden.

Bathroom with bespoke flooring, bath with separate shower above, low-level WC, washbasin with cupboard beneath, heated towel rail, extractor, wall heater and light/shaver point.

