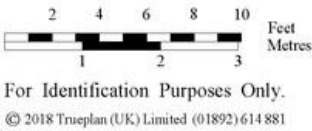
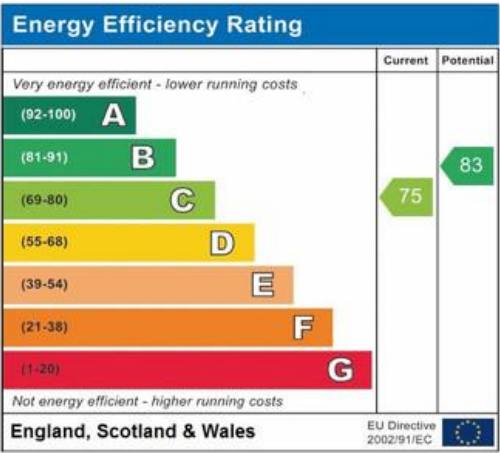
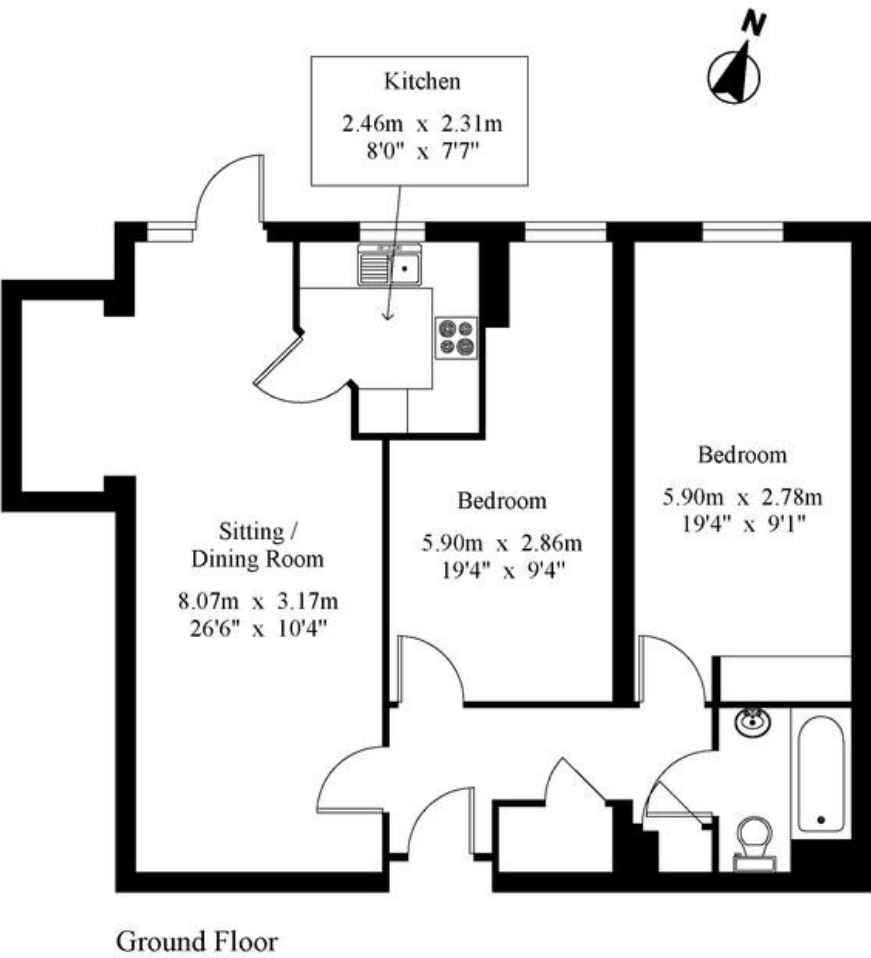


9 Chartwell Lodge

Gross Internal Area : 77.4 sq.m (833 sq.ft.)



9 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

A two bedroom plus guest suite apartment with direct access out to a patio plus beautiful communal gardens. Providing independent living with the reassurance of a Lodge Manger and twenty-four hour care.

Communal Lounge for Social Events and Private Hire, Guest Suite for Relatives and Friends with En-suite Bathroom, Hall, Sitting/Dining Room with direct access to garden, Fitted Kitchen, 2 Bedrooms, Bathroom, Communal Gardens, Parking

£225,000 Leasehold







## Property Description

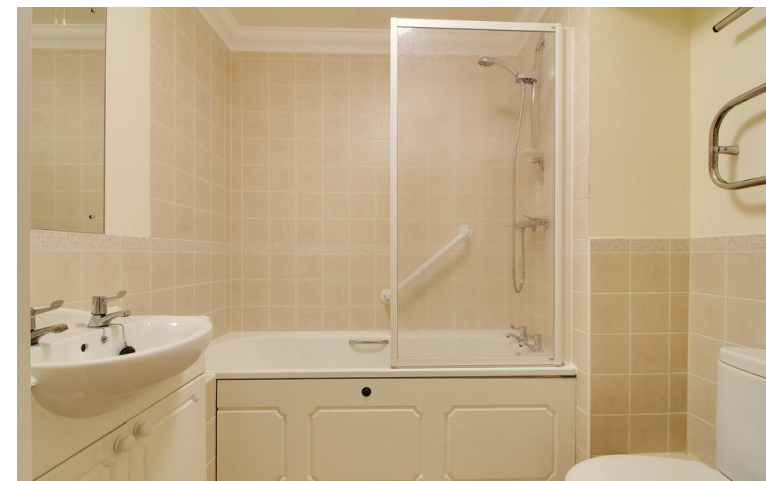
A spacious 2 bedroom ground floor apartment with direct access out to a patio  
Quietly located retirement building with a Lodge Manager and 24 hour care line  
Hall with useful storeroom  
Sitting/Dining Room with French door out to a patio and beyond to attractive communal gardens  
Fitted kitchen with a good range of cabinets and work surfaces. Appliances include integrated fridge, freezer and eye-level oven  
Two double bedrooms both fitted with wardrobes and both having windows to the rear  
Bathroom with tiled walls, bath with shower attachment above, low-level WC, washbasin and heated towel rail

## OUTSIDE

Chartwell Lodge is set in beautifully tended attractive gardens  
Apartment 9 has direct out on to its own patio

## SITUATION

Short walk from Chartwell Lodge are two bus stops, service 280 on Bishops Down Road and service 281 outside the Spa Hotel, on approximate fifteen minute intervals 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

## 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 £739.92

Millstream Management Services Ltd service charges currently £2,652.32 per annum, £51.01 per week

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

## 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 Sumner Pridham  
info@sumnerpridham.co.uk 01892 516615

