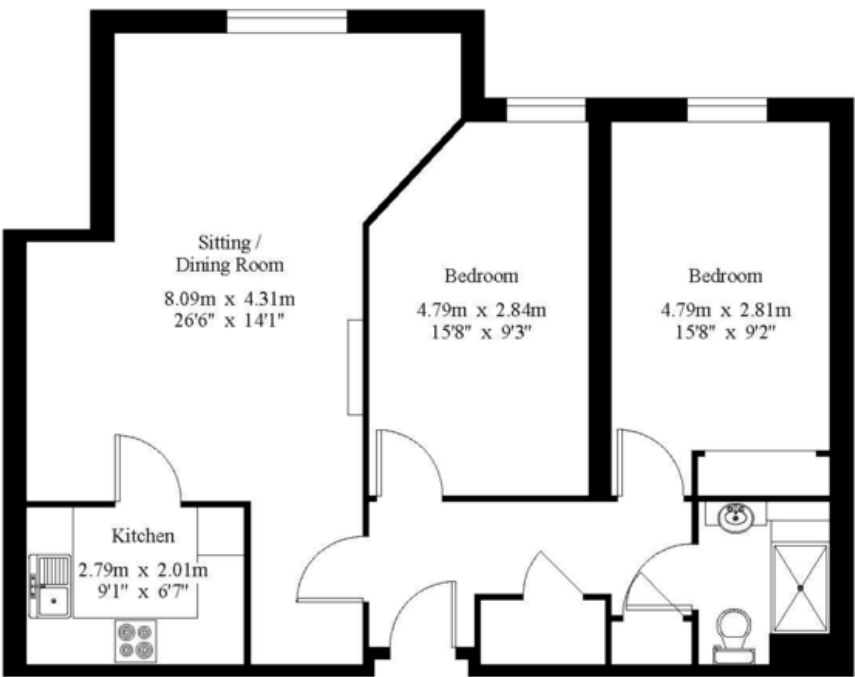


35 Chartwell Lodge

Gross Internal Area : 74.8 sq.m (805 sq.ft.)



Second Floor



For Identification Purposes Only.
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35 Chartwell Lodge

Bishops Down Road, Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

Two bedroom top floor apartment with views over beautiful west facing gardens, providing independent living with the reassurance of a Lodge Manager and 24 hour care line. Attractive and convenient location to the town.

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, Fitted Kitchen, 2 Bedrooms, Bathroom, Useful Walk-in Storeroom, Double Glazed Windows, Beautiful Communal Gardens, Parking

£275,000 Leasehold



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

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

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.

35 Chartwell Lodge, Bishops Down Road, Tunbridge Wells, TN4 8AF



Property Description

A west facing top floor apartment with views over the beautiful gardens
Quietly located retirement building with a Lodge Manager and twenty-four hour care line
Own front door to hall with useful walk-in storage cupboard housing the electric meter and hot water tank
Sitting/dining room with attractive west facing views, feature electric fire with light surround and hearth, new fitted carpet
Fitted kitchen with work surfaces on three walls, tiled splashback, integrated fridge and freezer, stainless steel sink and drainer, electric hob with extractor above and eye-level electric oven
Two double bedrooms, one with fitted wardrobe cupboard
Bathroom with tiled walls, currently fitted with a good sized shower cubicle, low-level WC, washbasin with cupboard beneath, heated towel rail and new carpet

Outside
One of the features of Chartwell Lodge is its prestigious and quiet location, set in beautifully tended gardens with a number of bench seating areas for the enjoyment of all the residents
Parking for residents and visitors



Situation
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 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
The accommodation is normally limited to those aged 60 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 £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
Tunbridge Wells Borough Council Tax Band E

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

