



First Floor

26 Chartwell Lodge

Apartment - Gross Internal Area : 55.0 sq.m (592 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



26 Chartwell Lodge Bishops Down Road

Tunbridge Wells, TN4 8AF



Sumner Pridham are delighted to present this immaculate one bedroom first floor retirement apartment for the over 55's recently decorated throughout and being sold with benefit of new carpets and an upgraded shower room in a purpose built property designed for independent living with the benefit of a Lodge Manager and set in attractive gardens located off of Mount Ephraim.

Communal Hall, Lounge with Communal Kitchen, Laundry Room, Guest Suite, Attractive Communal Gardens, Visitor and Resident Parking on a first come first serve basis. Stairs and Lift to First Floor, Hall with Large Storage Cupboard, Sitting Room, separate Dining Room, Fitted Kitchen, well-appointed Shower Room, Double Bedroom with fitted wardrobe.

Guide price £149,950 Leasehold *No Forward Chain*





Property Description

- ◆ Immaculately presented first floor apartment recently decorated throughout and with the benefit of newly fitted carpets.
- ◆ Purpose built property designed for independent living with the reassurance of a 24 hour careline and lodge manger.
- ◆ Adaptable accommodation benefitting from a sitting room and adjacent dining room/potential further bedroom.
- ◆ Lift to first floor.
- ◆ Hall with new carpet and Appello 24 hour careline.
- ◆ Panelled doors to all rooms and coved ceiling.
- ◆ Large storage cupboard with auto light, circuit breaker and electric meter also housing upgraded hot water tank and fitted shelving.
- ◆ Sitting room with newly fitted carpet, built in bookcase with display shelving window with attractive outlook.
- ◆ A wide square arch into dining room with window, fitted bookcase with display shelves. (Agents Note: This room could be used as an extra second bedroom).
- ◆ Fitted kitchen with worksurfaces arranged over 3 walls, stainless steel sink and drainer, tiled splashback, window with attractive outlook, comprehensive range of cupboards and drawers with matching wall mounted cupboards, eyelevel oven, integrated fridge, washing machine, wall heater and coved ceiling.



- ◆ Double bedroom, window with attractive outlook, fitted double wardrobe cupboard plus further fitted dressing table.
- ◆ Attractively upgraded shower room with tiled walls, low level WC, washbasin with cupboards beneath, vanity wall mounted cupboard above with mirror, separate shower cubicle, wall heater, air extractor and chrome towel rail.

Outside

- ◆ The property is set in an attractive well-tended garden designed as a 'Parterre' with designated seating areas.
- ◆ Separate visitor and resident parking spaces on a first come first served basis.
- ◆ Designated shelter for mobile scooters.

Practicalities

- ◆ The accommodation is normally limited to those aged 55 and above.
- ◆ There is a lodge manager plus the reassurance of a 24 hour careline.
- ◆ Communal laundry with washing machines and tumble dryers.
- ◆ Communal lounge also has a kitchen and is used on a regular basis for social events, weekly coffee mornings, exercise classes, afternoon tea and knit and natter.
- ◆ The apartment is held on a 125 year lease which commenced on 1st July 2007.
- ◆ Ground rent £811.26 per annum.
- ◆ Service Charge £2846.10 per annum.
- ◆ Tunbridge Wells Borough Council Tax Band D which is £2233.93 per annum.

Guest Suite

- ◆ Guest suite for relatives and friends with an ensuite bathroom, tea and coffee making facilities, all available at a nominal charge.

Services

- ◆ Mains Electricity, water and drainage and electric heating.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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