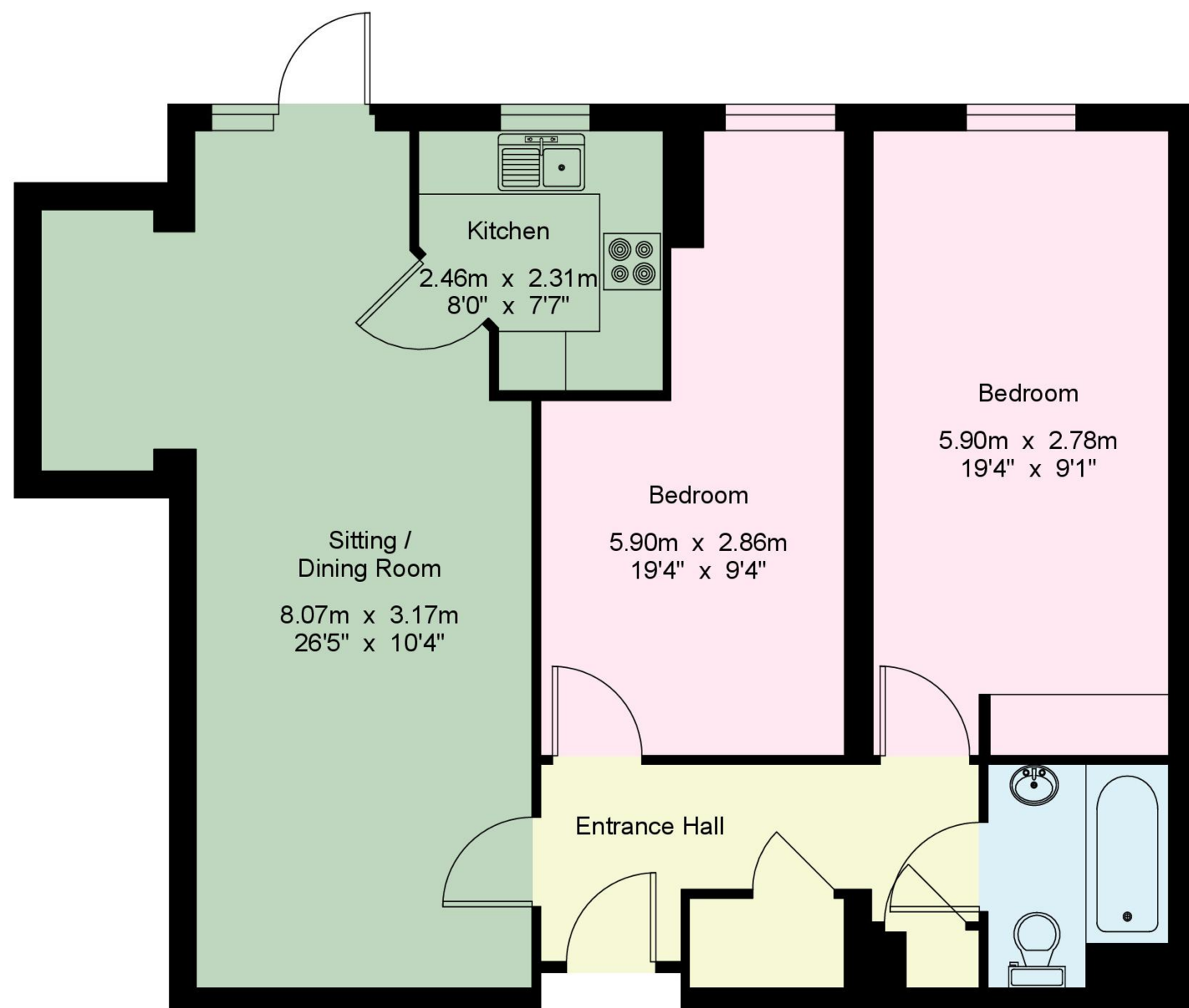
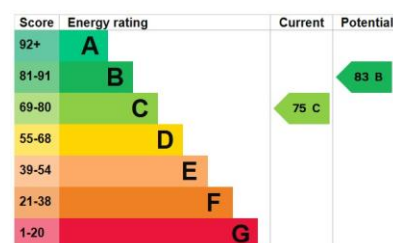




Ground Floor



For Identification Purposes Only.
© 2025 Trueplan (UK) Limited (01892) 614 881



9 Chartwell Lodge

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

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.



9 Chartwell Lodge, Bishops Down Road

Tunbridge Wells, TN4 8AF

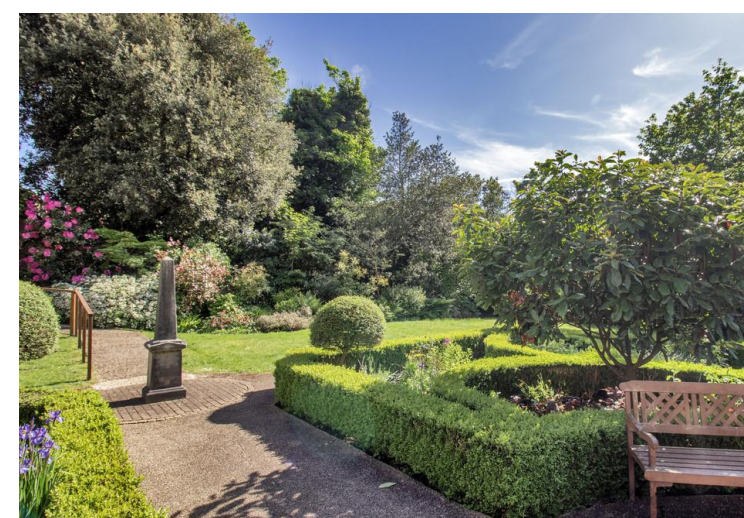
SUMNER PRIDHAM

A well-presented two bedroom ground floor flat in a purpose built property for those seeking independent living with the reassurance of a lodge manager and a 24 hour careline. 9 Chartwell Lodge is conveniently located within the building and benefits from a spacious 'L' shaped Sitting/Dining room and direct access to a patio.

Accommodation consists of Hall, Sitting Room with Dining Room recess, fitted Kitchen, 2 Bedrooms, Shower Room, Storeroom, Electric wall mounted Radiators.

All apartments benefit from the use of a guest suite for relatives and friends that has an ensuite bathroom. residents also have the use of a communal lounge for social events and private hire, laundry, well-tended communal gardens, resident and visitor parking.

Guide price £242,000 Leasehold *No Forward Chain*





Property Description

- ◆ Well-presented recently decorated two bedroom ground floor apartment.
- ◆ Direct access out to a patio from the sitting room.
- ◆ Conveniently located within the building.
- ◆ Front door to hall, decorated with dado rail, coved ceiling and panelled doors to all principal rooms.
- ◆ Useful storeroom with fitted shelving housing hot water tank and circuit breaker.
- ◆ Separate doaks cupboard.
- ◆ Spacious sitting room with dining area recess and door out to patio.
- ◆ Ornamental fireplace surround fitted with electric living flame fire, the room is decorated with dado rail, coved ceiling and electric wall mounted radiator.
- ◆ Multipaned glass door to fitted kitchen with good range of worksurfaces with cupboards and drawers beneath and good range of matching wall cabinets, stainless steel sink and drainer below window with attractive outlook.
- ◆ Appliances include integrated fridge and freezer, eye level oven, ceramic hob with extractor above, wall mounted convector heater.
- ◆ Double bedroom 1 with window providing an attractive outlook, wall mounted radiator, double wardrobe cupboard with sliding door, and newly fitted carpet.



- ◆ Double bedroom 2 with attractive outlook, new carpet and wall mounted radiator.
- ◆ Modern shower room fitted with large walk in shower cubicle with drench and handheld showers, hinged wall mounted seat and grab rail, washbasin with vanity cupboard beneath, mirror above and fitted light, low level WC with concealed cistern, chrome towel radiator separate and convector heater.

Outside

- ◆ 9 Chartwell lodge has the benefit of having its own access out to a patio and from here there are paved paths to a further area of lawn with seating and on to the main west facing garden.
- ◆ The property is set in an attractive well-tended garden which is 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: £877.64 per annum.
- ◆ Service Charge: £4271.28 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
01892 516615 info@sumnerpridham.co.uk

