



29 Chartwell Lodge, Bishops Down Road, Tunbridge Wells, Kent TN4 8AF

Guide Price £185,000 Leasehold

When experience counts...

est. 1828  
**bracketts**



A first floor retirement flat enjoying a pleasant outlook to the front of the property. This home has been freshly decorated and recarpeted in the reception and hallway. The modern kitchen boasts integrated appliances and there is the convenience of electric heating. The shower room is a modern white suite with shower with grab rail.

There are beautifully tended and extensive communal gardens with benches, landscaped patios and lawns. There is a House Manager, guest suite, laundry room and residents' lounge for socialising.

This apartment has the added benefit of no onward chain.

- First Floor
- Freshly Decorated
- Fitted Kitchen
- Shower Room
- Recarpeted Hall & Sitting Room
- Bedroom with Built-In Wardrobes
- Residents' Lounge and Laundry
- Beautiful Communal Gardens
- House Manager
- No Onward Chain
- Council Tax Band: D





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Leasehold Information:

The property is Leasehold

Lease Term: 125 years from 01 July 2007

Service Charge: £2,103 per annum

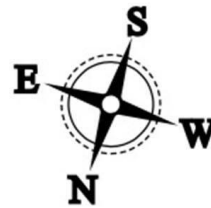
Ground Rent: £811 and subject to 7 yearly reviews subject to the formula set out in the Ground Lease (copy available in the office)



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**Gross Internal Area**  
**Approx**  
**488 sq ft (45.4 sq m)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

