



Modern One Bedroom First Floor Retirement Flat in Warden Assisted Building with Lift

Modern one bedroom first floor retirement flat in a warden assisted building with lift. The property benefits from a bright and airy living-dining room. The modern fitted kitchen is well equipped with integrated fridge and freezer, fan oven and electric hob. The modern bathroom has a full length bath with shower over, and the master bedroom has a fitted wardrobe with mirror doors. There is also a sizable storage cupboard in the entrance hallway. The flat is double glazed throughout and has an energy performance certificate of band B. Holmes Court benefits from a residents lounge, communal laundry, and guest suite. The Development Manager is situated on the ground floor and there is a 24 hour emergency call system so residents can easily get assistance if required. It is a condition of purchase that residents need to be over the age of 60, or for couples one person must be over the age of 60 and the other over 50. Holmes Court is centrally located just a short walk from Waitrose and Tonbridge High Street. Tenure: Leasehold. Viewing highly recommended.





ACCOMMODATION

Living Room 22' 8" x 10' 7" (6.92m x 3.22m)

The living room is bright and airy. There is a TV point, a phone point, and a modern wall mounted electric storage heater.

Modern Kitchen

The modern kitchen has an electric fan oven and four ring electric hob. There is a stainless steel sink with mixer tap, an integrated under counter fridge and separate under counter freezer. The room has a double glazed window and double French doors that open onto the living room.

Master Bedroom

The master bedroom has a fitted wardrobe with mirror doors, a TV point and telephone point. There is a double glazed window and a modern wall mounted electric heater.

Modern Bathroom

The modern bathroom has a full length bath with shower over. There is a WC, and a wall mounted basin with storage cupboard underneath, a heated towel rail and a wall mounted mirror with shelf. The bathroom has a frosted double glazed window.

Entrance Hallway

The entrance hallway is a good size and benefits from a large storage cupboard.

Location

Holmes Court is centrally located, close to Waitrose Tonbridge. Tonbridge Castle is a 5 minute walk away, and Tonbridge swimming pool is a 6 minute walk. Tonbridge High Street is close by with the JD Weatherspoon Humphrey Bean a 3 minute walk. The Angel Centre is 0.3 miles away and Tonbridge mainline station with its train services to London and Tunbridge Wells is 0.4 miles or less than a 10 minute walk

Lease, Service Charge & Ground Rent

The flat has a lease with 111 years remaining. The ground rent is £425 pa and the service charge is £2642.05 pa

EPC & Council Tax

Energy Performance Certificate band B. Tonbridge & Malling Council Tax band D, £2040.07 for 2022/23.

Retirement Property Conditions

It is a condition of purchase that residents be over the age of 60 years, or for couples that one person is over the age of 60, and the other is over the age of 50.

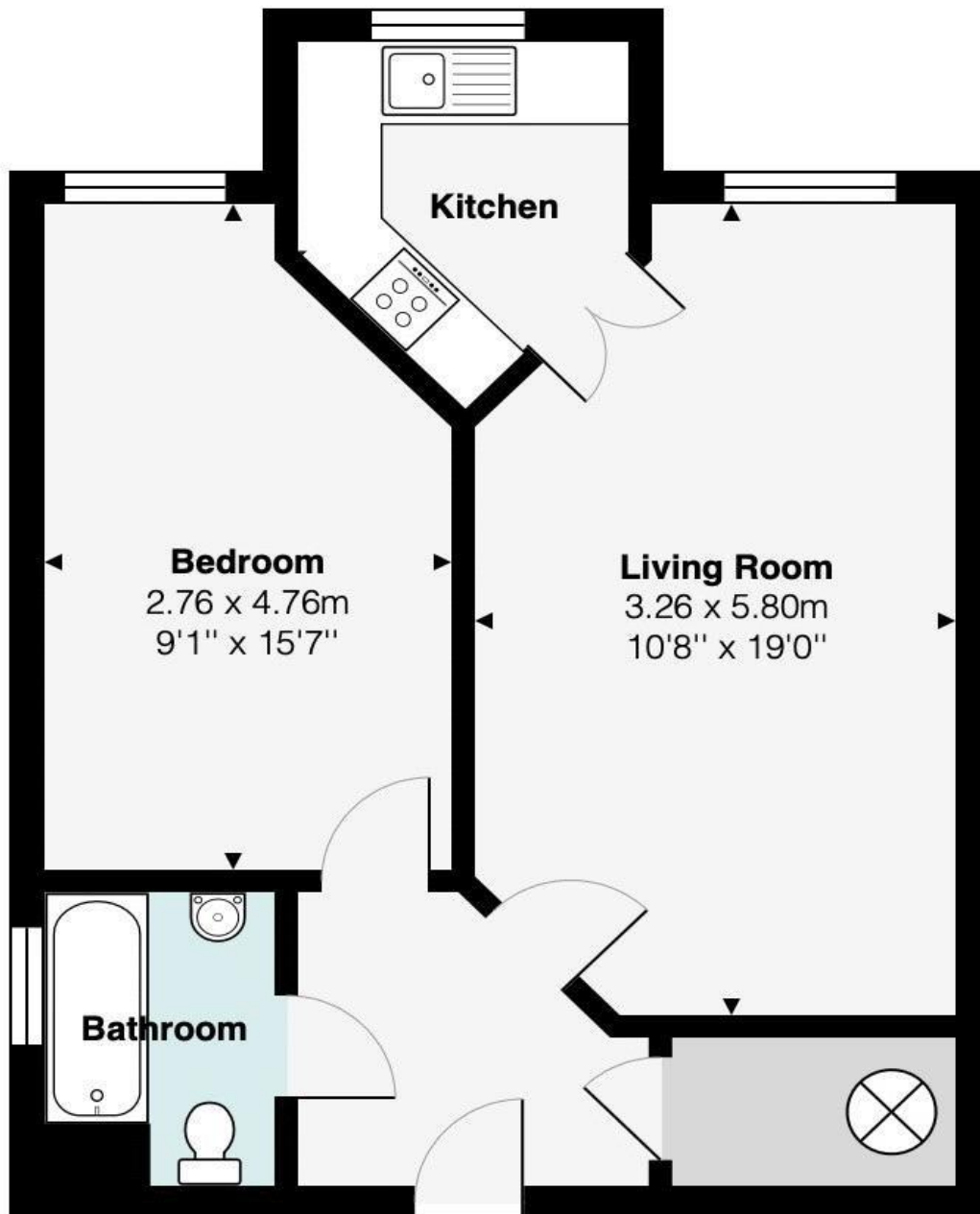
Holmes Court Facilities

The building benefits from a residents lounge, communal laundry, guest suite, Development Manager, 24 hour emergency call system, lift to all floors and a communal satellite dish (additional fees apply for Sky TV).





FLOOR PLAN



Holmes Court, Medway Wharf Road, Tonbridge, TN9 1GS

Total Area: 46.0 m² ... 495 ft²

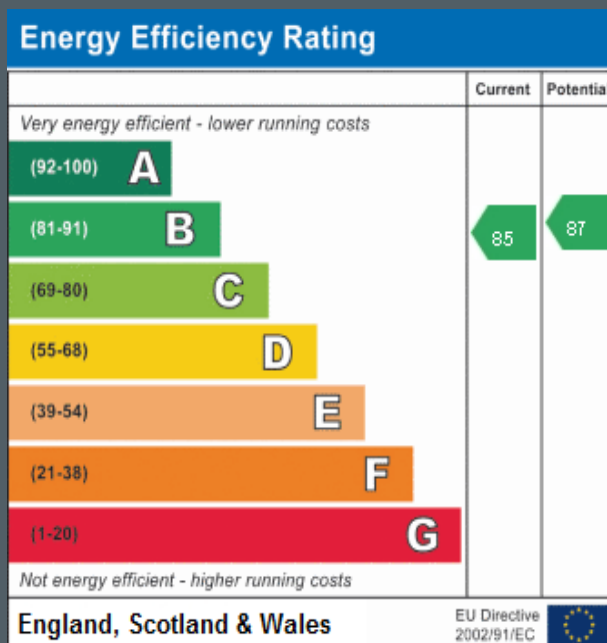
All measurements are approximate and for display purposes only

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Bardens

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