



## 2 Bedroom First Floor Retirement Flat with Communal Garden and Parking

This first floor retirement flat sits in a lovely location near the popular village of Ticehurst and Bewl Water. The master bedroom and second single bedroom both have fitted wardrobes. There is a living room with view of the communal garden, a wet room style bathroom and a kitchen that is in need of modernisation. Downash Court benefits from a residents lounge, communal laundry and kitchen. The Development Manager visits the complex twice a week, and there is an option for 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 55. Well maintained communal garden. Residents and visitor parking. Double glazing throughout, modern electric heating, EPC band C. Good storage with two landing cupboards and access to boarded loft. Tenure: Leasehold. Pets are allowed. No Chain. Viewing highly recommended.





### Storage & Loft

The flat has a surprising amount of storage with fitted cupboards in both bedrooms, two storage cupboards on the landing, and access to the loft. The loft is boarded. There is a light, some fitted shelving and a loft ladder.

### Communal Garden

The flat overlooks the communal garden which is well maintained. There is a central garden area that is mainly laid to lawn with paths and seating.

### Location

Local shopping is available in the neighbouring village of Ticehurst, 1.4 miles away. Nearby there are bus routes to Tunbridge Wells, Wadhurst and Hawkhurst. The mainline stations at Stonegate and Wadhurst are 4.5 and 6.5 miles away respectively. Lovely country walks are close by at Bewl Water.

### Parking

There is parking on a first come first served basis, and visitor parking.

### EPC & Council Tax

Energy Performance Certificate band C. Rother council tax band C, £1972.24 for 2022/23.

### Lease, Service Charge & Ground Rent

The property is being sold with a new 99 year lease on completion. The current service charge is £230 per month or £2760 pa. There is no ground rent.

### Ownership Notes

The purchase price represents 70% of the open market value, as per the terms of the original development.

## ACCOMMODATION

### Living Room 13' 1" x 11' 5" (4m x 3.48m)

The living room has a double glazed window that overlooks the communal garden. There is a TV point, telephone point and an electric storage heater. There is an entry phone for the front door and some fitted shelving.

### Fitted Kitchen 8' 10" x 8' 0" (2.68m x 2.44m)

The kitchen is in need of modernisation. There is a stainless steel sink with mixer tap, and a good range of wall and base kitchen cupboards providing plenty of storage. The room has a double glazed window with garden views.

### Master Bedroom 10' 10" x 9' 9" (3.3m x 2.96m)

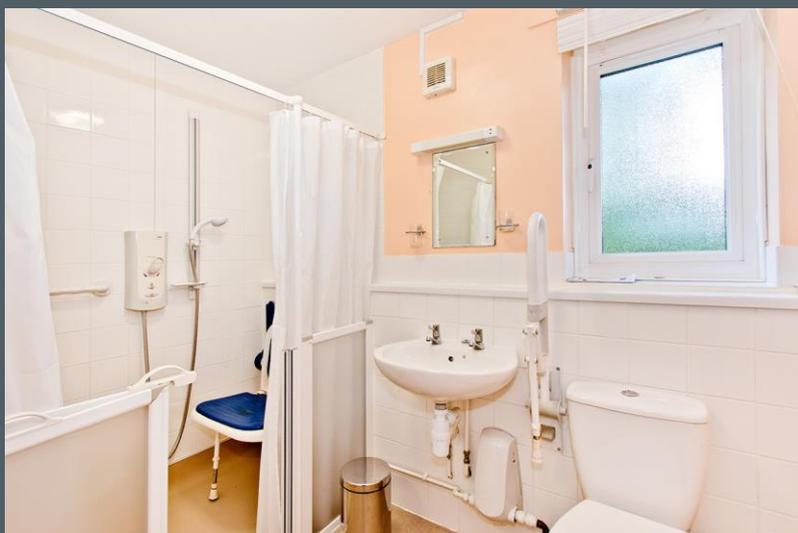
The master bedroom has a fitted wardrobe cupboard, a double glazed window with garden views, an entry phone system and an electric storage heater.

### Bathroom

The wet room style bathroom has a wall mounted sink, a WC, and a walk in shower. There is a stainless heated towel rail, a mirror with shelf and shaving socket, and a wall mounted cabinet with mirror door. The room has a frosted double glazed window and an extractor fan.

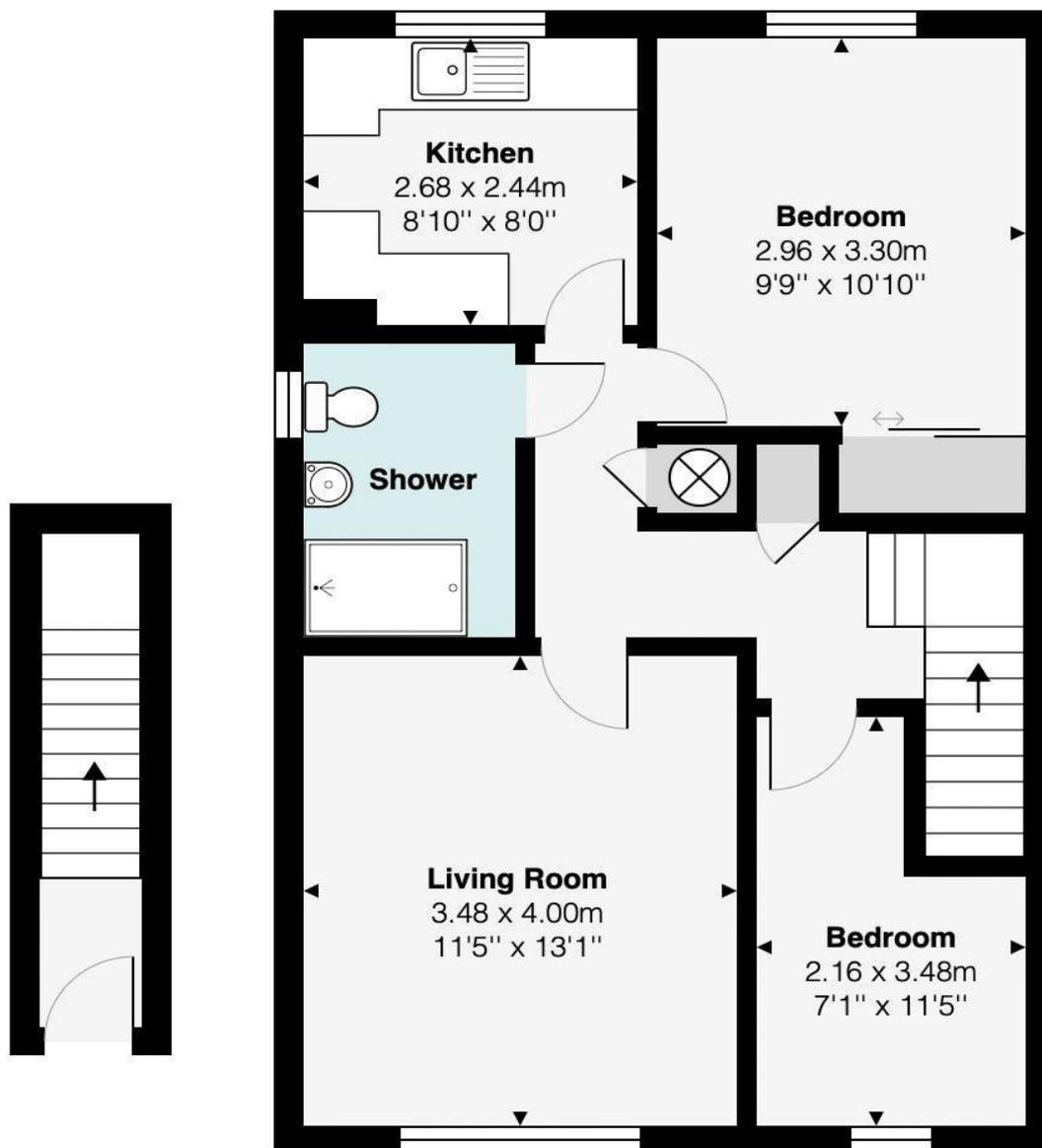
### Bedroom 2 11' 5" x 7' 1" (3.48m x 2.16m)

The second bedroom has a fitted wardrobe cupboard and a double glazed window with a view of the communal garden. The room has an electric storage heater, a telephone point, some fitted shelving and a desk.





## FLOOR PLAN



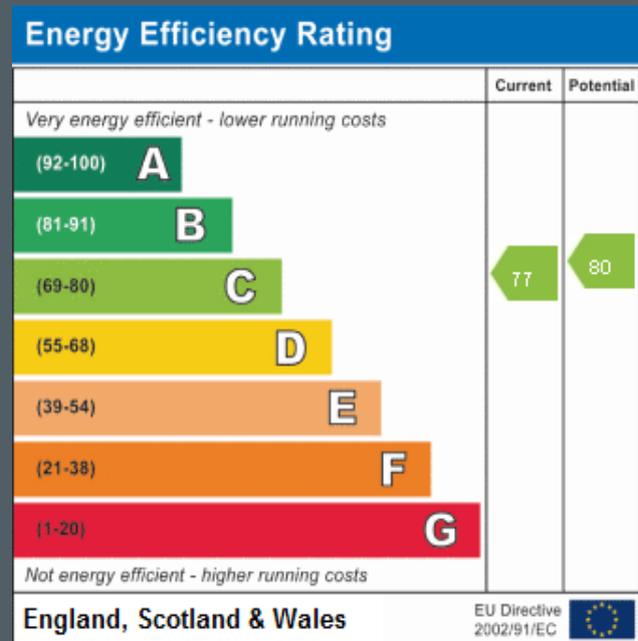
### **Downash Court, Rosemary Lane, Flimwell, TN5 7PY**

Total Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



# Bardens

Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: sales@bardensestates.co.uk  
www.bardensestates.co.uk