



85 High Street
Tunbridge Wells
Kent
TN1 1XP
Tel: 01892 527317
Email: sales@bardensestates.co.uk

**Holmes Court Medway
Wharf Road
Tonbridge
£130,000**



Modern 1 Bedroom Retirement Apartment with Juliette Balcony

This modern one bedroom top floor retirement flat has a living-dining room with Juliette balcony. The fitted kitchen is well equipped with integrated fridge, separate freezer, fan oven and electric hob. The modern bathroom has a double shower, and the master bedroom has a fitted wardrobe with mirror doors. There is 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, guest suite and lift. The Development Manager is also 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. Leasehold. Viewing highly recommended.





ACCOMMODATION

Living-Dining Room 17' 6" x 10' 11" (5.34m x 3.34m)

The modern living-dining room has a French door that leads to a Juliette balcony. There is a TV point, a telephone point and a modern storage heater.

Modern Kitchen 8' 8" x 5' 9" (2.63m x 1.75m)

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 17' 5" x 10' 1" (5.32m x 3.08m)

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

Modern Shower Room 6' 9" x 5' 7" (2.07m x 1.7m)

The modern shower room has a double shower, a WC and wall mounted basin with storage cupboard underneath. There is a wall mounted mirror and a heated towel rail.

Retirement Property Restrictions

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).

Lease, Service Charge & Ground Rent

The flat has a lease with 109 years remaining. The ground rent is £425 pa and the service charge is £3087.11 pa

EPC and Council Tax

Energy Performance Certificate band B. Tonbridge & Malling Council Tax band D, £2,249.48 for 2024-25.

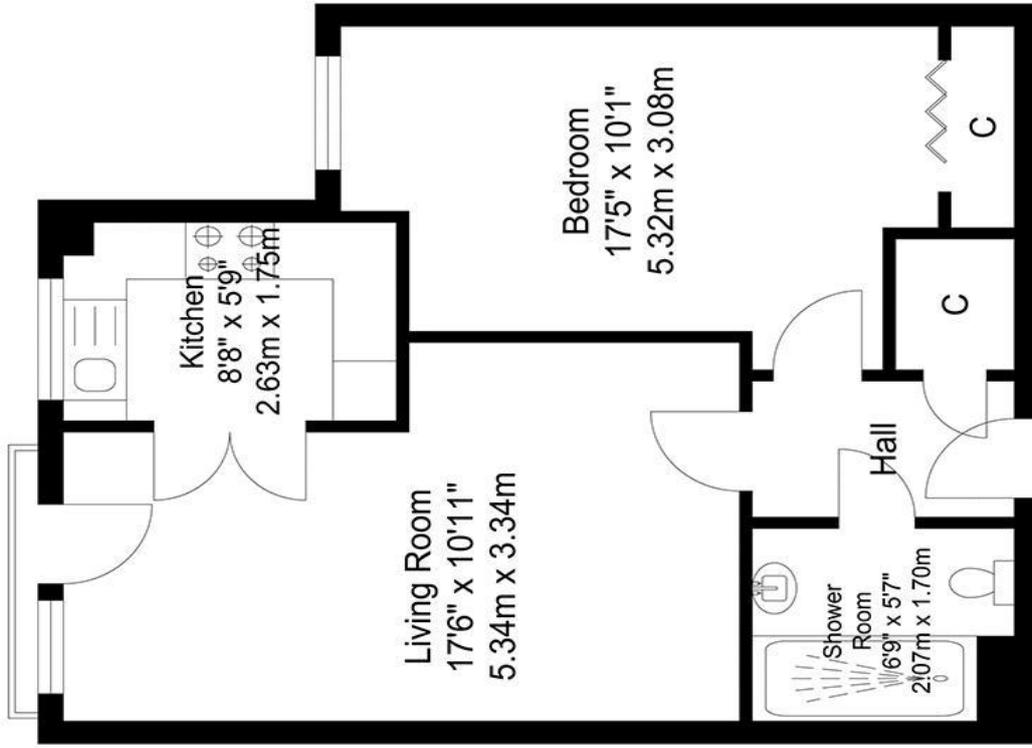
Location

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





FLOOR PLAN



TOTAL APPROX FLOOR AREA 454.77 SQ. FT / 42.25 SQ. M

For Identification 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 Estates Limited is part of the Propertymark Client Money Protection scheme, and a member of The Property Ombudsman.



Bardens

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