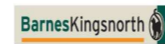
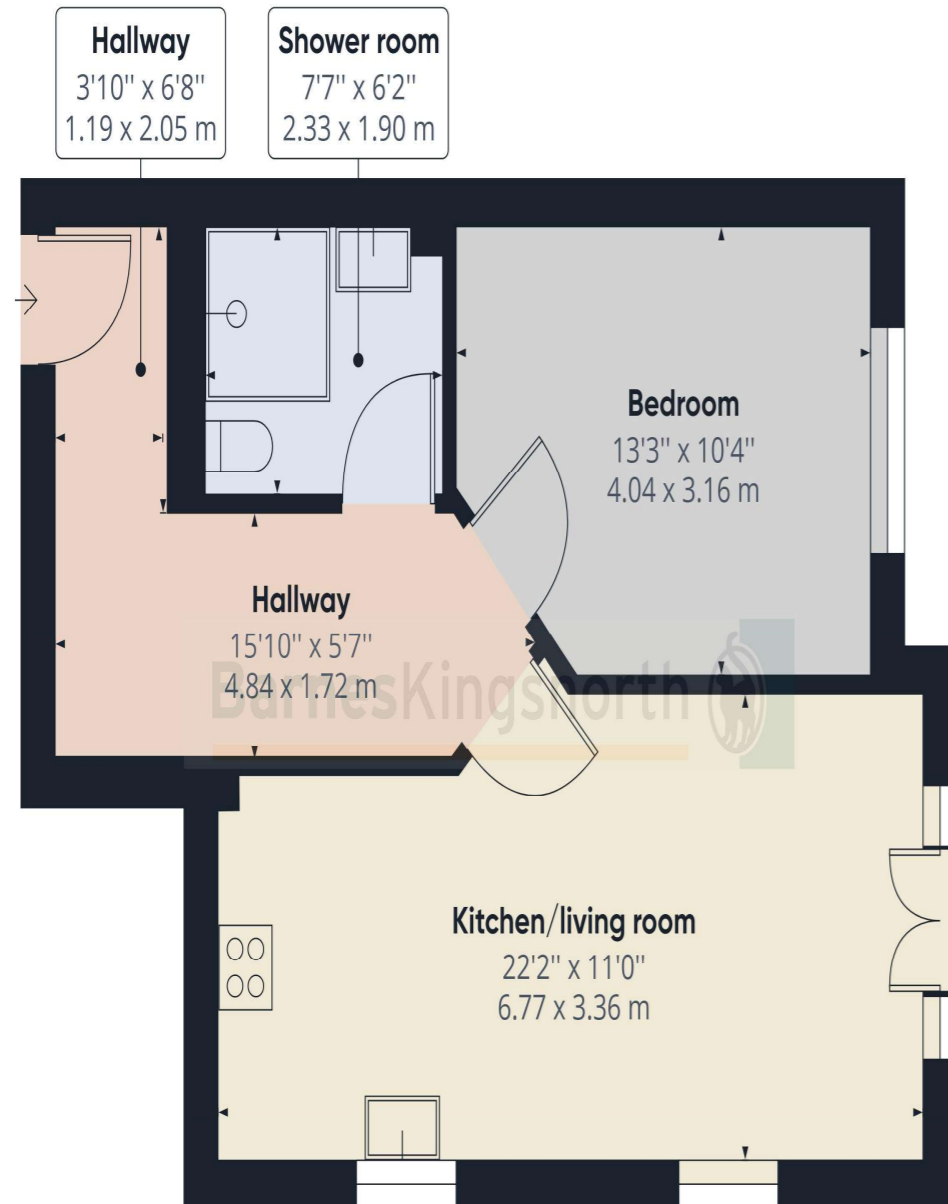


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Approximate total area⁽¹⁾
 529.09 ft²
 49.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



3 Hale Court, 7 Culverden Park Road, Tunbridge Wells, Kent, TN4 9QX

£160,000 LEASEHOLD

Viewings strictly by appointment with the agent

Tel: 01892 822880

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

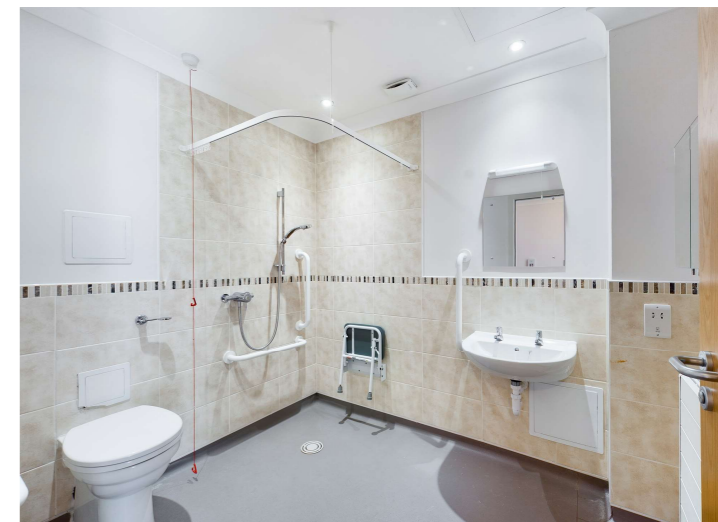
Approached from the main entrance hall, there are stairs down to a communal sitting/study area, and a lift or stairs down a further hallway taking you to this well proportioned one bedroom ground floor retirement apartment which is tucked away in the corner of the building. Within the apartment all the rooms lead off a good size central L shaped hall giving a spacious feel. The open plan kitchen has plenty of cupboard storage and work surfaces, a built in Lamona oven, AEG electric hob, Hoover washer/drier and a space for a fridge/freezer. The living area is double aspect allowing in plenty of natural light. The double bedroom has an outlook over the gardens and there is a well equipped shower room. A particular feature of this apartment is the French doors in the open plan living area that open up onto the communal terrace and gardens. The decor and carpets are a neutral colour throughout and the apartment is ready to move in to. The communal reception/dining area with a galley kitchen is a light bright welcoming space for residents and guests to enjoy. Its nicely furnished with zoned seating areas and has a large roof lantern which lets natural flood in.

OUTSIDE

To the front of the property is parking for residents and staff. There is a good size well stocked mature garden to the rear of the property which has an extensive southerly aspect paved terrace and areas of lawn with seating for residents. Fencing and mature trees to the boundary and beyond provide a leafy backdrop and give a sense of privacy.

AGENTS NOTE

TENURE: LEASEHOLD TERM OF LEASE TBC SERVICE CHARGE: £1449.52 pcm to include a two-course meal served daily, an hours cleaning each week and staff on site 24 hours to answer & triage any pendant alarm.



THE LOCAL AREA

Hale Court is located in the popular St. John's area of the town, within a short walk of a parade of shops and eateries on St. John's Road. The Royal Victoria Place shopping precinct is within 0.8 mile walking distance, where there is a wide variety of individual shops and national chain stores. There are excellent shopping facilities in the town, together with a fantastic selection of restaurants, coffee shops and bars, lining the streets down the hill of Mount Pleasant to the High Street and beyond to the famous, picturesque Pantiles. Regular farmers markets and specialist events are held in the town centre and at the Pantiles, with a great range of live music events as well, throughout the year. Tunbridge Wells and High Brooms main-line stations offer regular services to London within an hour, being within 1 mile and 1.3 mile respectively and there is a regular bus service linking the town and to the surrounding area available from the nearby bus stop. The town is renowned for its excellent schools, including separate grammar schools for girls and boys, independent schools, private and primary schools, all within walking distance. Recreational amenities include a cinema complex, theatres, a sports and leisure centre, tennis, squash and golf clubs and numerous parks and recreation grounds around the town.

ROUTE TO VIEW

From Tunbridge Wells station, proceed up Mount Pleasant and turn left at the crossroads into Church Road. At the next crossroads, turn right onto London Road and continue up the hill. At the roundabout, turn left into St. John's Road and take the first left on the left, into Culverden Park and then first right turning into Culverden Park Road where the property will be found a short distance on your left.

PLEASE NOTE In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers. Energy Efficient Rating : C Council Tax Band: C

Energy Efficiency Rating: B

Council Tax Band: C

Ref:P884/323012LEV2

