



Rusthall - £145,000

Rusthall, Tunbridge Wells

One bedroom first floor retirement apartment within the popular St Paul's Court, situated in the heart of Rusthall village. St Paul's Court benefits from communal gardens, laundry room, car park (subject to availability) and a House Manager.



St Paul's Court, St Paul's Road, Rusthall, Tunbridge Wells, TN4 8QY

- Retirement Apartment
- First Floor (Stairlift)
- One Bedroom
- Lounge/Dining Room
- Kitchen
- Shower Room
- House Manager
- Parking (subject to availability)

SUMMARY

One Bedroom first floor retirement apartment. The accommodation comprises; lounge/diner, kitchen, bedroom and shower room. The property also benefits from double glazing, electric storage heating and stairlift.

Accommodation Comprises:

Entrance

The entrance door opens into a lobby with staircase leading to the private entrance door. Stairlift.

Entrance Hallway

With doors to the lounge/diner, bedroom and bathroom, built in storage cupboard housing the hot water tank and further built in storage cupboard. Entry phone system and sos alarm system.

Lounge/Diner 16' 4" x 11' 5" (4.97m x 3.48m)

Double glazed double doors with windows beside, opening out onto Juliet balcony, overlooking the gardens. Feature electric fireplace, electric storage heater. Door to Kitchen.

Kitchen 12' 0" x 6' 2" (3.65m x 1.88m)

Double glazed window to rear. The kitchen has a range of wall, drawer and base units with space for electric cooker, space and plumbing for washing machine and space for fridge freezer. The stainless steel sink and drainer is set into worktop with tiled splashbacks. Wall mounted electric heater.

Bedroom 14' 4" x 10' 8" (4.37m x 3.25m)

Double glazed window to front with electric storage heater beneath. Built in wardrobes with bifold mirrored doors.

Shower Room

Obscure double glazed window to front. Wash hand basin, shower cubicle with fold down seat and close coupled W.C. Partially tiled walls and heated towel rail.



OUTSIDE

Communal Gardens

The well cared for and maintained communal gardens are interspersed with benches for enjoying fine weather days. There is also a communal drying area.

Laundry Room

The communal laundry room is fitted with washing machines and tumble dryers for the use of the residents.

House Manager's Office

The House Manager is on duty during the day and is based in the office.

Car Park

There is a car park for residents and the spaces are available on a first come first served basis subject to availability and at times there may be a waiting list. A charge is applicable for the car parking space and should be discussed with the House Manager.

FEES

The current service charge: £143.61 per month
Ground Rent: £60 per year
Length of Remaining Lease: 70 years
(information provided by vendor)

PLEASE NOTE THAT THIS IS NOT A WARDEN ASSISTED/SHELTERED ACCOMMODATION DEVELOPMENT.



Additional Information

This first floor flat is situated in the over 60s retirement development of St Paul's Court and is situated close to the heart of Rusthall Village. Rusthall offers a wide range of shops and facilities including; butchers, bakers, greengrocers, hardware store, general stores, chemist, medical centre, post office and library etc. If you are looking for a more diverse range of shops, supermarket or mainline station then Tunbridge Wells town centre is a short bus journey away with the 281 running approximately every 12 minutes during peak times.

Directions

From our office continue through the village and turn left into St Paul's Street, continue to the end which becomes St Paul's Court.

EPC Rating – C

A copy of the EPC Certificate is available on request from our office.

Agency Details

KMJ Property - Rusthall Branch

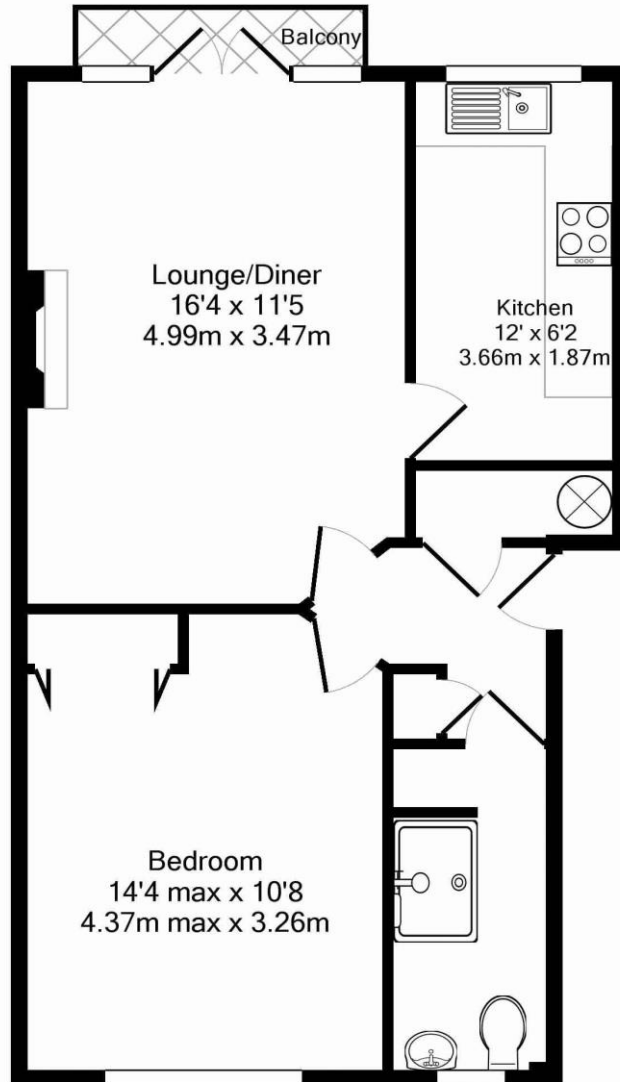
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TOTAL APPROX. FLOOR AREA 47.1 SQ.M. (507 SQ.FT.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. This plan is intended for illustrative purposes only.
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Agency Notes

These particulars are for the guidance of intending purchasers only and do not constitute an offer or contract. All dimensions are approximate and intending purchasers must satisfy themselves by inspection or otherwise that all descriptions, conditions or permissions for use or occupation referred to are correct. Equipment, appliances and services are all untested.