

31 Castle Court

Hadlow Road, Tonbridge, Kent, TN9 1QU



PRICE: £135,000

Lease: 125 years from 2006

Property Description:

A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR WITH A DUAL ASPECT LIVING ROOM

Castle Court, McCarthy & Stone's Assisted Living development of one- and two-bedroom apartments offers residents the prospect of continued independence in a secure environment. Castle Court comprises 53 properties arranged over 4 floors each served by lifts. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24-hour coverage. A Restaurant which provides a Lunch Menu which is partially subsidised by the service charges. A One hour a week of domestic help is provided for the residents in each apartment (included in the service charge). Additional domestic help can be purchased separately as required. It is a condition of purchase that the residents be over the age of 65 years or 65/50 if a couple. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

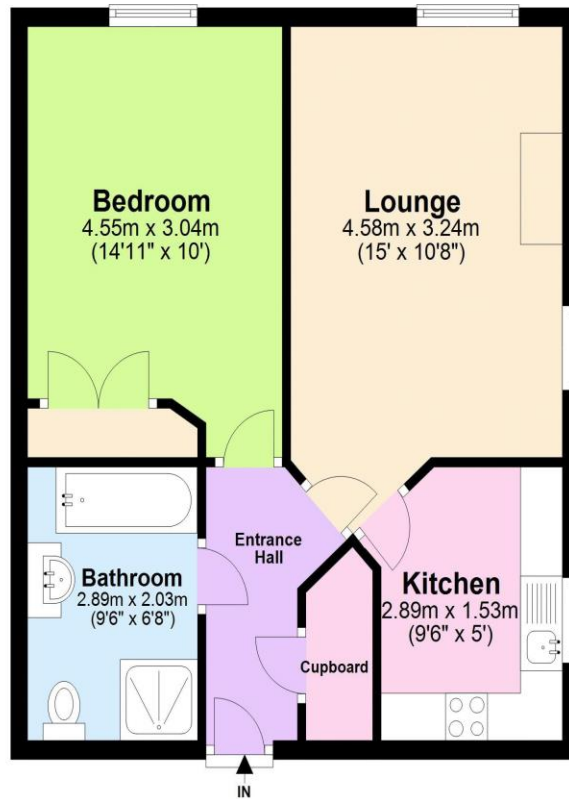
- Estate manager and assistants (24 hour cover)
- Residents' lounge, Function room and Restaurant
- Communal car parking and landscaped gardens
- Minimum Age 65
- Security video camera entry system
- Wheelchair accessible and battery car store
- Lease: 125 years from 2006



**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Flat

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 48.1 sq. metres (517.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£405.00

Ground Rent Period Review:

Next Uplift 2029

Annual Service Charge:

£9948.66

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.