



**29 Brookfield Court, Springfield Road,
Southborough, Tunbridge Wells, Kent, TN4 0LY**

Guide Price £100,000 Leasehold

- One double bedroom second floor apartment
- On-Site property manager
- Some parking spaces
- Large communal lounge with patio doors to gardens
- Emergency pull cord in every room
- Lease: 125 years from 1998
- Service Charge: £3,732.38
- Ground Rent: £619.08 (fixed until 2042)
- EPC:C
- NO CHAIN



Exclusive McCarthy & Stone built retirement property in popular Brookfield Court, Tunbridge Wells. This second floor one double bedroom apartment offers a good size entrance hall with a large walk-in storage area, airing cupboard and electric meter. The spacious living/dining room is bright and light with double doors leading into the kitchen hosting a range of attractive wall and base units and ample work surface areas. It benefits from a built-in electric oven and ceramic hob with a fridge and freezer (to remain). The double bedroom benefits from large wall-to-wall mirrored fitted wardrobes and is again bright and light. Finally there is a large fully tiled shower room with a walk in thermostatic shower, WC and wash hand basin with vanity unit above and below. Also benefitting from a heated towel rail and shaver point. Double glazing throughout. All rooms have an emergency pull cord. EPC:C NO CHAIN.

The apartment also benefits from an on-site resident property manager, a large communal lounge providing in-house activities and with patio doors out to a lovely well cared for communal garden. Some parking spaces are also available. The service charge includes water rates, use of the communal laundry room, window cleaning, building insurance and garden/property maintenance.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 and the other over 55 years.

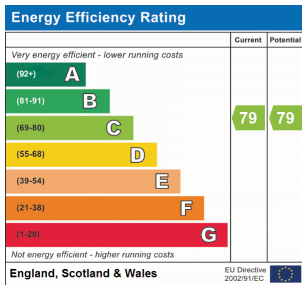


Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

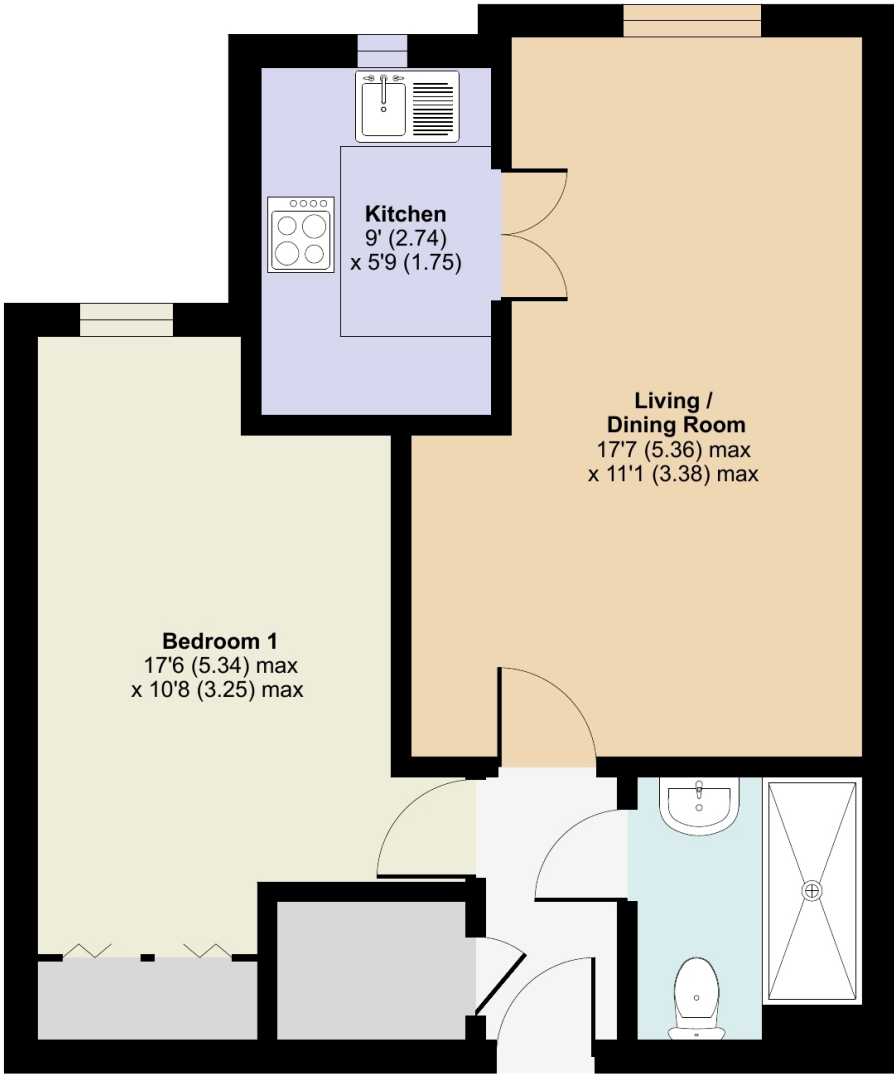
Location

This property is situated in a desirable residential area of Southborough and is within easy walking distance of local shops. Both Tonbridge and High Brooms railway stations are a short distance from the property offering a fast service to London and the Coast. Tunbridge Wells town centre is a short drive from the property and there is a regular bus service close-by. The area is fringed with beautiful countryside and woodland walks.



Springfield Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 467 sq ft / 43.3 sq m
For identification only - Not to scale



FIRST FLOOR