



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

Guide Price £95,000 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.

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.

Additional Information

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.

Note: The photograph of the reception room has been virtually staged so show what the property could be like if it was furnished.



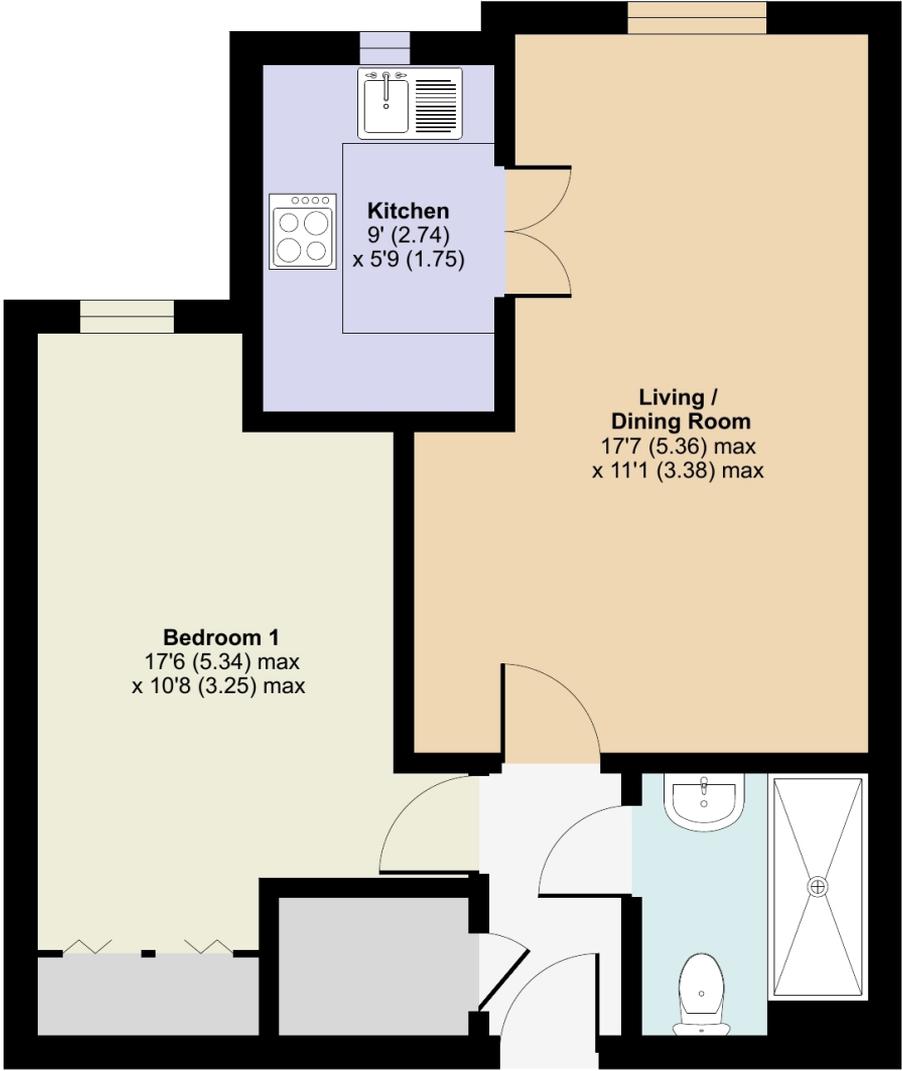
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Springfield Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 467 sq ft / 43.3 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1345054