



Holmes Court, Medway Wharf Road, Tonbridge, Kent, TN9 1GS

Guide Price £125,000 - £150,000

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Bracketts are delighted to offer for sale this well presented top floor retirement apartment. Within the popular 'Holmes Court' These town centre apartments are perfectly situated in the heart of the town, designed for modern living and benefitting from being close to all local amenities, high street, coveted schools, historic Tonbridge Castle & grounds, river walks and the mainline station with fast connections to London. Internally the property comprises, entrance hall, large storage cupboard, shower room, double bedroom, sitting room / dining room and a kitchen. There is a small decked balcony with views across to the River Medway and the apartment further benefits from access to under croft parking. The building was constructed by McCarthy & Stone (Developments) Ltd and comprises 64 properties arranged over 5 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. 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 years and the other over 50 years.

Retirement Apartment

Town Centre Location

Top Floor With Lift Servicing All Floors

Under Croft Parking

Sitting Room / Dining Room

Kitchen

One Double Bedroom With Fitted Wardrobes

Shower Room

Decked Balcony With Views Across to River Medway

No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

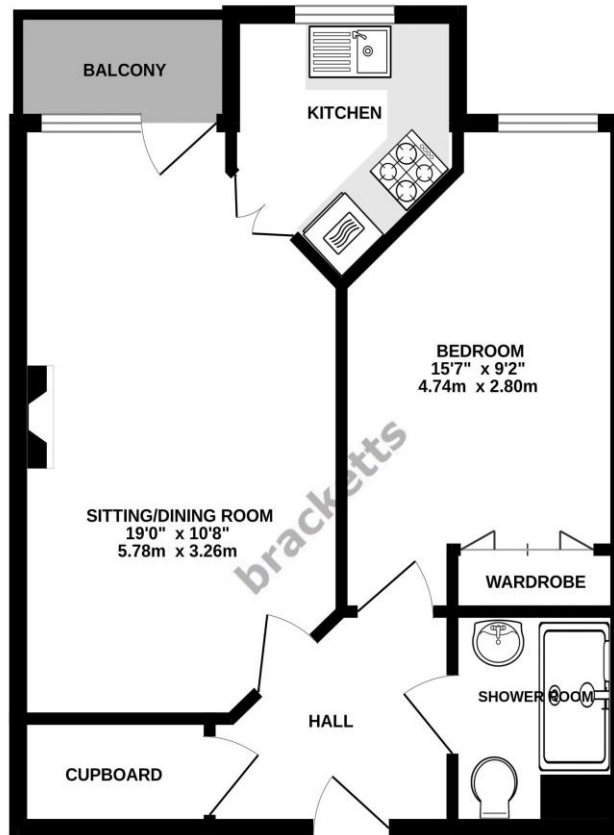
- Council Tax Band D
- Double Glazed Windows
- Ground Rent £425
- Management Fee £3232.18PA
- First Port
- 125yrs from 01/02/2008 (108 remaining)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



HOLMES COURT MEDWAY WHARF ROAD

TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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