



Merryfield Court Waterloo Road, Tonbridge, TN9

Guide Price £175,000 – £185,000

est. 1828
bracketts



Flat 9

- Two Bedrooms
- Retirement Apartment
- Communal Gardens
- Communal Laundry Room
- Residents Parking
- No Onward Chain

Offered for sale is this two-bedroom apartment, set within a popular retirement development for the over 60's. The property comprises entrance hallway, kitchen, living room, family bathroom and two bedrooms.

The development benefits from residents parking, communal gardens and communal lounge. The building also sits within close proximity to Tonbridge mainline station and high street which has a range of local shops and amenities. Merryfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 4 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system.

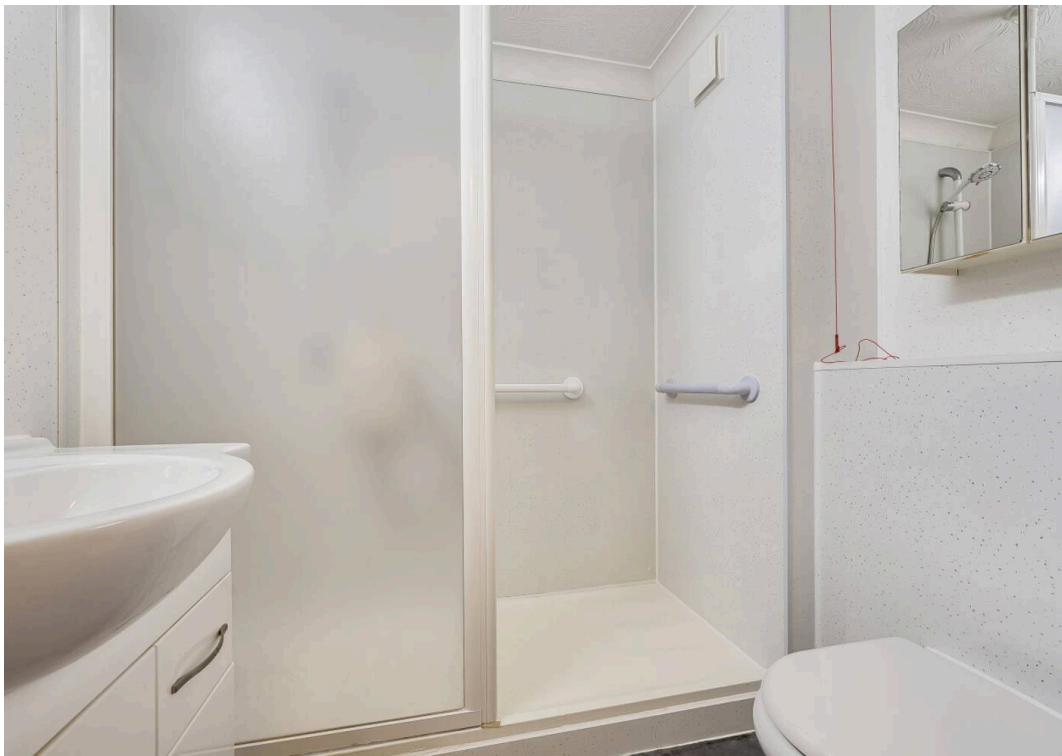
Council Tax band: D

Tenure: Leasehold

Ground Rent - **£570.00 per year**

Service Charge - **£4,631.00 per year**

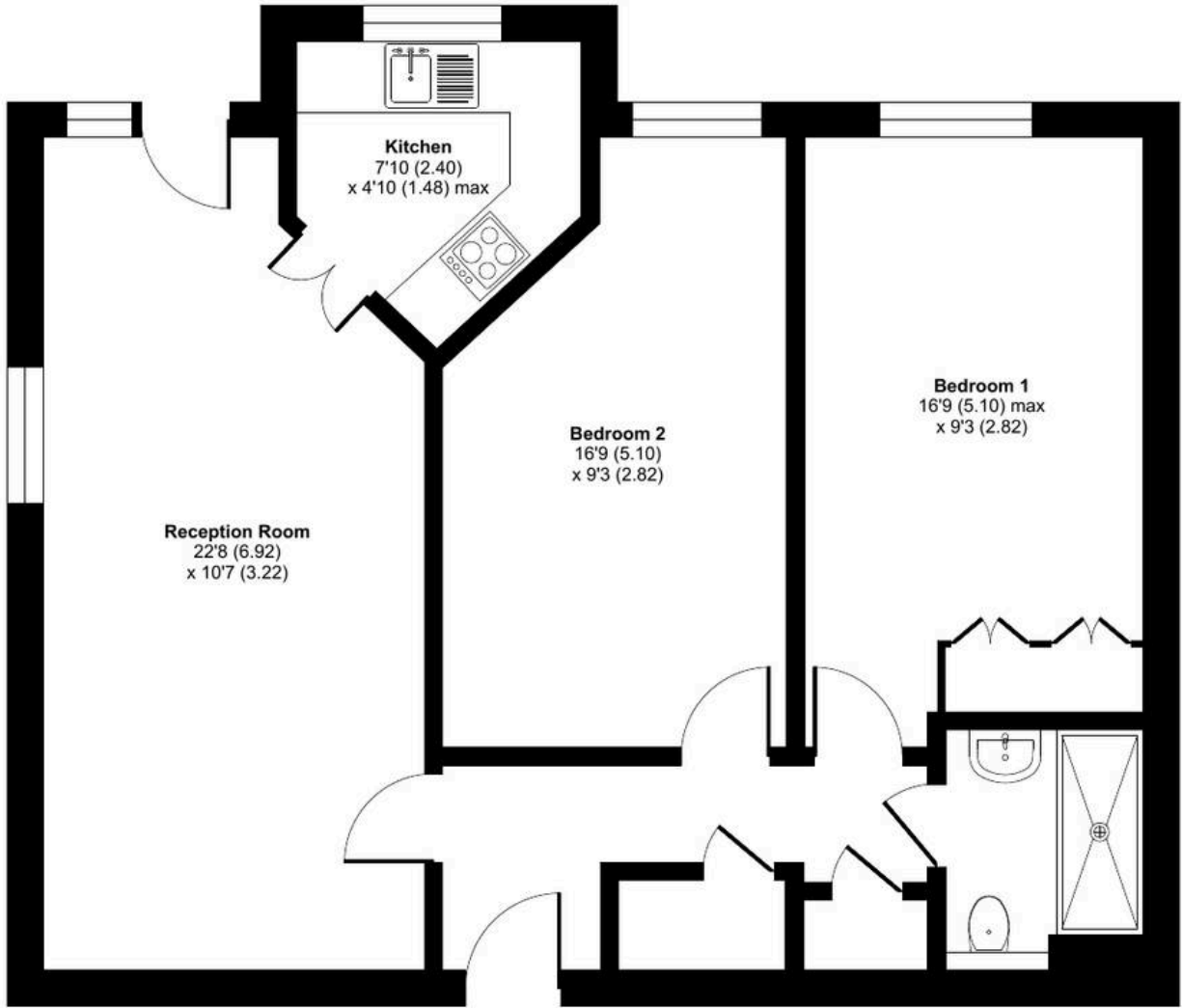




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Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



FIRST FLOOR

