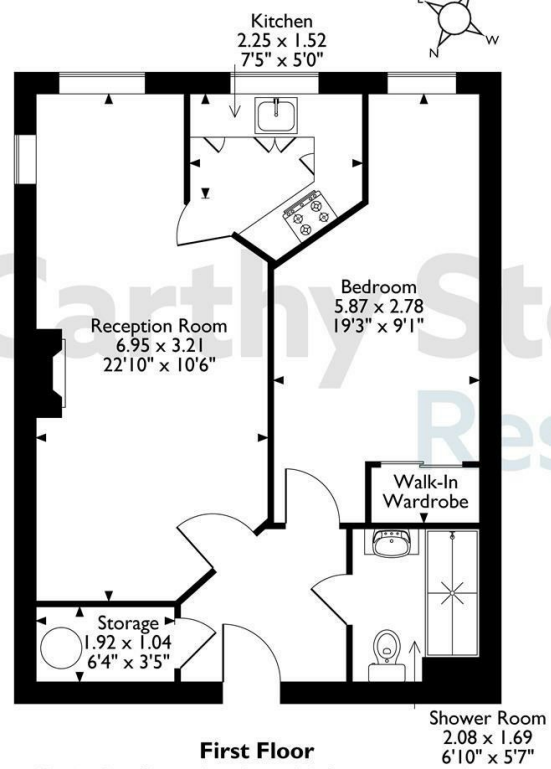


25 Eadhelm Court, Penlee Close, Edenbridge, Kent  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## 25 Eadhelm Court

Penlee Close, Edenbridge, TN8 5FD



### Asking price £180,000 Leasehold

A well presented ONE bedroom apartment situated on the FIRST FLOOR. This apartment boasts a fully fitted kitchen with INTEGRATED appliances, one DOUBLE bedroom, a spacious living area with ample room for dining and a bathroom. Eadhelm Court, a McCarthy Stone retirement living development is nestled in Edenbridge. This development offers a FRIENDLY COMMUNITY and is CLOSE TO LOCAL AMENITIES such as; doctor, dentist, pharmacist, leisure centre with swimming pool and park, local butcher and supermarkets.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Eadhelm Court, Penlee Close, Edenbridge

1 bed | £180,000

## Summary

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and in the apartments.

The apartment features a fully fitted kitchen, living room, double bedroom and shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Eadhelm Court is located in Penlee Close, Edenbridge. The town's High Street is just a short walk convenient for a selection of supermarkets. There is a doctor's surgery and dental practice opposite the development. Edenbridge Leisure Centre provides access to a swimming pool and gym. The centre holds exercise classes that many residents regularly use and is also just a few metres from Eadhelm Court. Edenbridge is situated in the Sevenoaks district of Kent in the Eden Valley surrounded by ancient woodland and meadows. There are many local pubs and restaurants both in the town and the surrounding villages of Westerham, Bough Beech, Limsfield and Crockham Hill as well as many beautiful National Trust properties to visit. It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

## Living Room

A well presented, bright and spacious living area. A feature electric fireplace provides an attractive focal point for this lovely room. TV and telephone points, Sky/Sky+connection point and raised power sockets for convenience. Two ceiling light points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor and tiled splash backs. A range of wooden effect wall and base units fitted with contrasting roll top worktops over. Stainless steel sink and drainer with chrome mono lever tap sits below the double glazed window. Built-in waist height electric oven, (for minimal bend), four ring electric hob, and stainless steel extractor hood over. Fitted integrated fridge/freezer and under pelmet lighting. Windows overlooking the gardens.

## Bedroom

A light and spacious double bedroom with a built in mirrored sliding wardrobe for ample clothes storage, neutrally decorated and carpeted throughout. Ceiling lights, TV and phone point. Windows overlooking the communal gardens.

## Bathroom

Fully tiled and fitted with suite comprising; shower over bath, Low level WC, vanity unit with wash basin and mirror above. Electric towel heater and extractor fan.

## Service Charge (Breakdown)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £2,804.59 per annum (per financial year ending 31/03/2026).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Lease 125 Year Lease from June 2011  
Ground Rent: £425 per annum  
Ground Rent review date: June 2026

## Car Parking

Car Parking (Permit Scheme) is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

