PRICE REDUCTION

McCarthy & Stone
RESALES

28 Eadhelm Court Penlee Close, Edenbridge, TN8 5FD
Asking price £190,000 LEASEHOLD

For further details
please call 0345 5564104

28 Eadhelm Court Penlee Close, Edenbridge, TN8 5FD

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Eadhelm Court was built by McCarthy & Stone consisting of 32 one and two bedroom purpose built retirement living apartments. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The apartment features a fully fitted kitchen, lounge, 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, just a short walk from the town's High Street. 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 Den Cross, Marsh Green, Four Elms, Cowden and Crockham Hill.

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 Tunstall emergency response pull cord 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 and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and bathroom.

LOUNGE

A well-proportioned lounge with Juliette balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BATHROOM

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

BEDROOM

Double bedroom with double wardrobe with sliding doors housing rails and shelving. Ceiling lights, TV and phone point.

SERVICE CHARGE

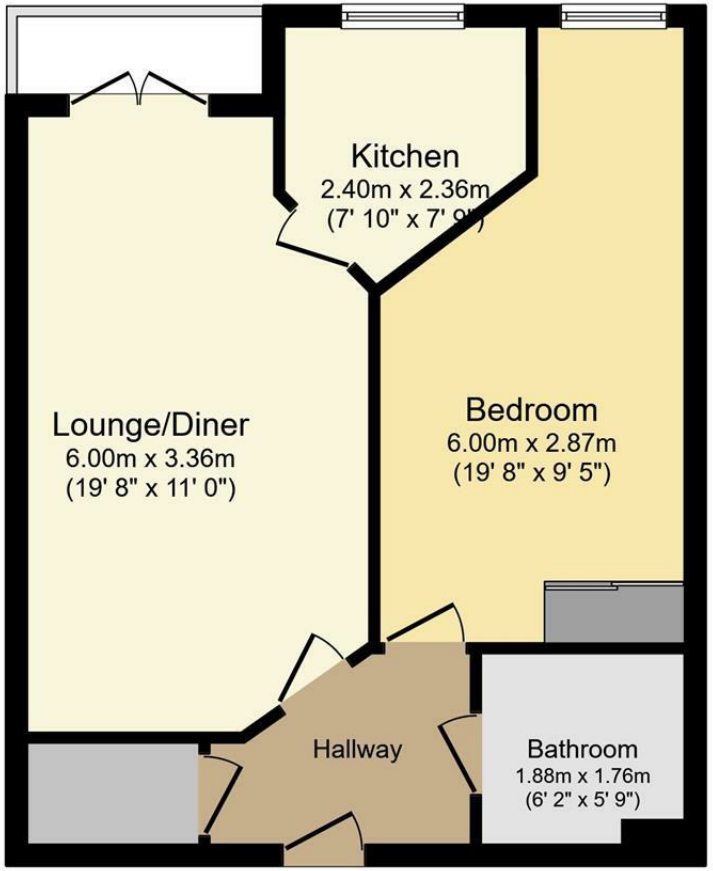
Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency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

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, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

125 Year Lease from 2011
£425 Ground Rent

CARPARK - PERMIT

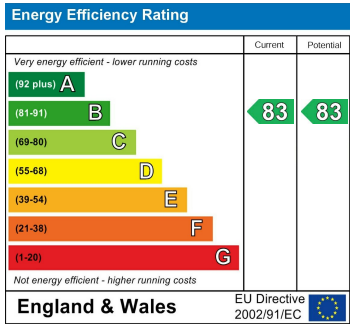


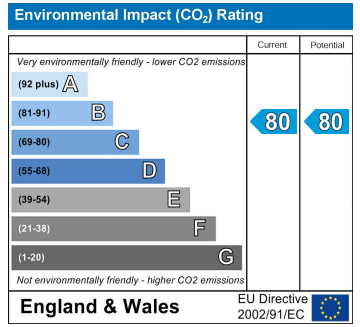
Floor Plan

Floor area 49.0 sq. m. (527 sq. ft.) approx

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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