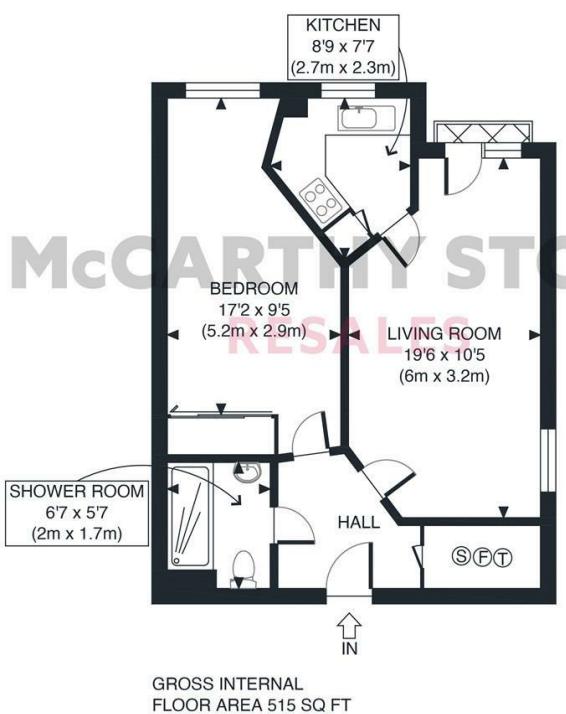


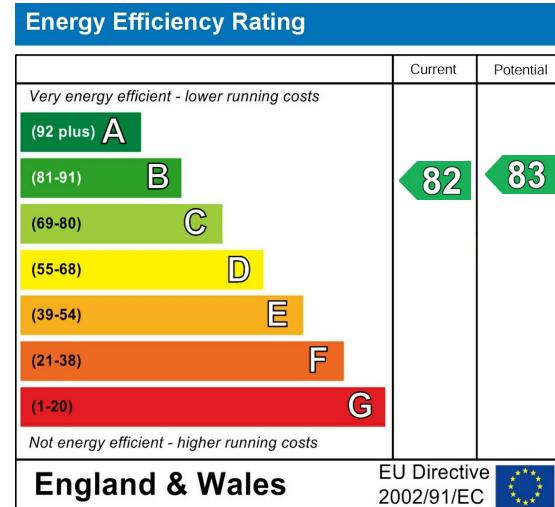
**McCARTHY STONE**  
RESALES



GROSS INTERNAL  
FLOOR AREA 515 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 515 SQ FT / 48 SQM	Eadholm Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 18/10/23
	photoplan

**Council Tax Band: D**



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.

## 30 Eadholm Court

Penlee Close, Edenbridge, TN8 5FD



**Asking price £159,000 Leasehold**

\*\* NEWLY REPAINTED & RECARPETED THROUGHOUT \*\*

A beautifully presented, DUAL ASPECT, one bedroom retirement apartment situated on the second floor, featuring GARDEN VIEWS and a JULIET STYLE BALCONY plus a new feature fireplace.

Eadholm Court offers a FRIENDLY COMMUNITY for the over 60's and is CLOSE TO LOCAL AMENITIES such as; doctor, dentist, pharmacist, leisure center with swimming pool and park, local butcher and Waitrose.



**Call us on 0345 556 4104 to find out more.**

# Penlee Close, Edenbridge

## Summary

Eadholm Court was built by McCarthy Stone consisting of 32 one and two bedroom purpose built retirement living apartments for the over 60's.

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.

This stunning apartment has been newly decorated and recarpeted throughout and features a fully fitted kitchen, spacious dual aspect 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.

Eadholm Court is located in Penlee Close, Edenbridge. The town's High Street is just a short walk which includes a well-stocked Waitrose. There is a doctor's surgery and dental practice opposite the development.

Edenbridge Leisure Centre provides a swimming pool, gym and exercise classes that many residents regularly use is also just a few meter's from Eadholm 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, Limpsfield 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 spacious entrance 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 24-Hour Tunstall emergency call system are located in the hall. Doors lead to the bedroom, living room and shower room.

## Dual Aspect Living Room

A beautifully presented, bright and well proportioned double aspect living room with a glazed patio door and windows to side opening to a Juliet style Balcony benefitting from easterly and southerly aspects with views over the landscaped gardens with the car park beyond. A new feature fireplace adds an attractive focal point to this lovely room, TV and telephone points. Sky/Sky+connection point. Two ceiling lights. Fitted carpets raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted kitchen with tiled floor and tiled splash backs. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom

Spacious double bedroom with built in wardrobe boasting mirrored sliding doors, housing rails and shelving. Ceiling lights, TV and phone point. Windows overlooking the gardens.

**1 bed | £159,000**

## Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with thermostatically controlled shower, glass screens and grab rail. 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: £2,653.57 per annum (for financial year ending 31/03/2025).

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 (Permit Scheme)

Parking 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.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

