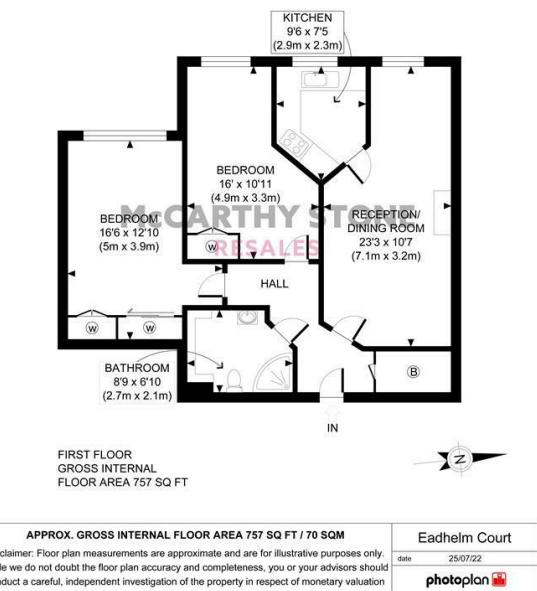
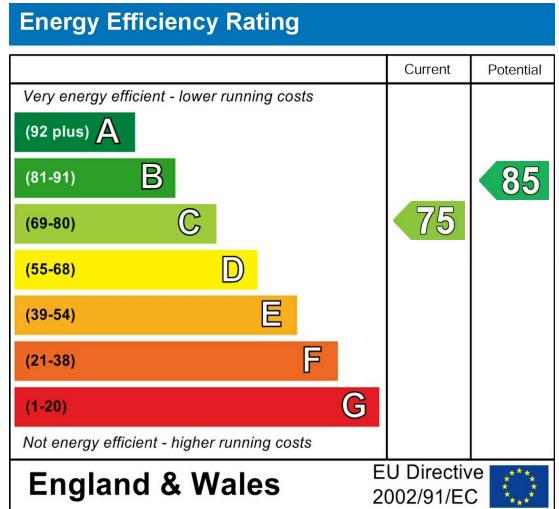


## 19 Eadholm Court

Penlee Close, Edenbridge, TN8 5FD



**Council Tax Band: E**



## Asking price £224,000 Leasehold

A bright, spacious and well presented TWO BEDROOM retirement apartment, situated on the FIRST FLOOR with westerly views overlooking Stangrove Park. Eadholm Court is located within easy reach of the High Street and local amenities.

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# 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 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 apartment and throughout the development.

The apartment features a fully fitted kitchen, spacious living room, two double bedrooms and bathroom. 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, please check with the House Manager for availability.

Eadholm Court is located in Penlee Close, Edenbridge, just a short walk from the town's High Street and train station. 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 in 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 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 both bedrooms, living room and bathroom.

## Living Room

Spacious living room benefiting from a westerly aspect with views towards Stangrove Park. A beautiful feature fire surround with inset flame effect electric fire. 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

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

## Bedroom One

A double bedroom of excellent proportions with built in wardrobes with mirrored sliding doors. Ceiling lights, TV and phone point. Window with a westerly aspect.

## Bedroom Two

Good size second double bedroom, fabulous for alternative uses such as a dining room, study or hobbies room. Ceiling lights. Window overlooking Stangrove Park.



# 2 bed | £224,000

## Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with thermostatically controlled shower, low level WC, extensive range of storage cupboards, wash basin with mixer tap and mirror above. Shaving point, electric heater, electric towel warmer, extractor fan and emergency pull cord.

## Service Charge (Breakdown)

- 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 £3,980.36 per annum (up to financial year end 31/03/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Lease Length: 125 years from June 2011

Ground Rent: £495 per annum

Ground Rent Review date: June 2026

## Car Parking

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.

