



## Annison Street Tonbridge, Kent TN9 1BE Guide Price £600,950

Cheese & Wine Event Bourne Lodge 24th April 2-4pm - Call to book your place

Plot 10 - 2 Bedroom with dual aspect and large balcony

This stunning development of one and two bedroom retirement apartments exclusively for the over 60s is in a fantastic, central location, close to all the essential amenities and public transport. Bourne Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

<https://marketing.crl.co.uk/churchillretirementlivinglz/lz.aspx?.p1=V6YDA1MVM5NTUxODMyNDpDMEZFNjg2OEJEQzAzODk5MDY4RUQ4NjBERjg2QTdGMQ&p=0>

A beautiful development perfectly located in Tonbridge

#### About the Apartments

The development has been carefully designed to make life easier, leaving you free to enjoy your retirement. All apartments are completely self-contained with their own front door, providing you with privacy and peace and quiet when you want it. There is a choice of one-and two-bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms.

Kitchens are tiled with colour-coordinated worktops and come with integrated appliances.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

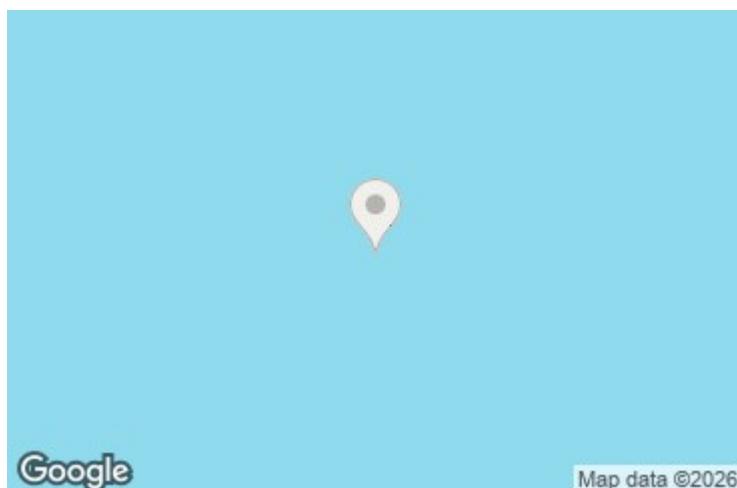
Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly


**Social And Communal Lifestyle** - Communal grounds are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.


**Safety And Security** - The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

**Agents Note** - Awaiting verification on lease , maintenance and terms



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |