



Ibbett Mosely

Bourne Lodge , Annison Street, Tonbridge TN9 1BE



Plot 28 Second Floor 1 bedroom apartment, overlooking gardens £405,950 This stunning development of one and two bedroom apartments exclusively for the over 60s is in a fantastic, central location, close to all the essential amenities and public transport

Thursday 21st August, 2pm - 4pm

Join us at Bourne Lodge for our annual Summer Party, ice cream and refreshments will be served whilst you enjoy live music.

It's a fantastic opportunity to meet the Owners and our team. Why not bring your friends and join in the fun?

A beautiful development perfectly located in Tonbridge

About the Apartments

Our developments have 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

- Owners' Lounge with coffee bar
- Guest Suite for friends and family
- Lodge Manager
- Landscaped garden
- Free parking
- Fitted kitchen with built in appliances
- Energy efficient and economical heating
- 24 hour call centre support system
- Secure camera entry

About The Development

This stunning development of one and two bedroom 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. For further information please call 01732 652007





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.





APARTMENT AREA :-

56.17 m²

604.6 ft²

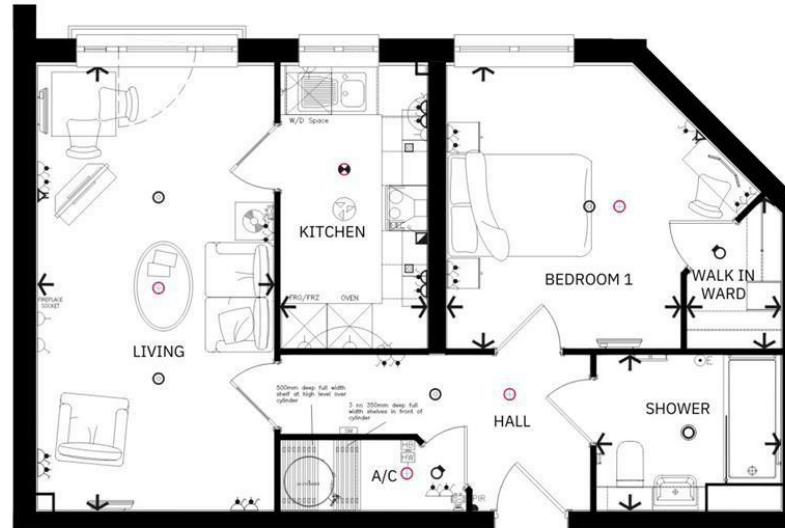
measured to finished plasterboard faces
disregarding inner walls



ELECTRICAL LEGEND	
	CEILING LIGHT - PENDANT
	CEILING LIGHT - BISULAND
	WALL LIGHT
	BATTEN HOLDER WITH DOOR ACTIVATED SWITCH
	CEILING LIGHT - RECESSED IN FALSE CEILING
	KITCHEN WALL UNIT DOWN LIGHTING
	SPOTLIGHT BAR LIGHTING
	SINGLE OR DOUBLE SWITCHED SOCKET OUTLET SET AT 1100mm AFEL
	SINGLE OR DOUBLE SWITCHED SOCKET OUTLET SET AT 1100mm AFEL
	SOCKET OUTLET WITH REMOTE FUSED SWITCH FOR FIREPLACE
	COOKER CONTROL UNIT WITH SWITCHED SOCKET OUTLET
	SOCKET OUTLET WITH REMOTE SWITCH FLEX OUTLET PLATE WITH REMOTE SWITCH
	COMBINED TV & VHF/UHF RADIO AERIAL SOCKET
	HEATER
	HEATED TOWEL RAIL
	SPEECH MODULE
	SMOKE ALARM PUSH BUTTON
	HOT WATER CONTROL
	SMOKE / HEAT DETECTOR WITH SOUNDERS
	SHOWER/BATHROOM CALL POINTS
	PASSIVE INFRA-RED DETECTOR
	WALL MOUNTED EXTRACT FAN
	CEILING MOUNTED EXTRACT FAN
	BT TELEPHONE SOCKET
	FIBRE OPTIC NETWORK TERMINATION (ONT)
	2 WAY ETHERNET PORT
	ISOLATOR SWITCH
	HEATED TOWEL RAIL ISOLATOR SWITCH
	DOOR BELL BUTTON
	DOOR BELL SOUNDER

DATE. / /
PRICE. £ ,
SIGNATURE.

Important notice. This specification is intended for illustration purposes only and may change as a result of our policy of continuous product development, consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by Order made under The Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or warranty.



Living	Width 10'-4" [3140] max	Length 19'-4" [5890] max
Kitchen	Width 6'-5" [1950] max	Length max
Shower Room	Width 6'-9" [2060] max	Length 8'-0" [2450] max
Bedroom 1	Width 10'-2" [3105] max	Length 12'-4" [3750] max
Walk in Wardrobe	Width 4'-1" [1250] max	Length 6'-7" [2005] max

← 7'-8" [2325] → Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.

REVISIONS

Rev. Date By



KEY PLAN SECOND FLOOR



Project Title
RETIREMENT LIVING APARTMENTS
LAND @ REAR OF 182 HIGH STREET
TONBRIDGE
TN11BE

Drawing Title
APARTMENT 28
SALES 1:50

Scale 1:50 @ A3 Date Oct22

Drawn DA Checked

Drawing No.

Rev.

CRL20078TB:328 B

Ibbett Mosely

01732 351323

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

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