



Ibbett Mosely

7 32 Commercial Rd, Tonbridge, Kent, TN12  
6EL





**BRAND NEW RETIREMENT APARTMENT.** Exclusively for the over 60's, Prime TOWN CENTRE location. Collection of one and two bedroom retirement apartments, offering Owners' Lounge with Coffee Bar perfect for socialising with family and friends. just a short walk away from the town centre shops, eateries, leisure facilities and the Aylesbury Waterside Theatre. Paddock Lodge provides spacious accommodation and is presented in fantastic order throughout. **MOVE FOR FREE OR UP TO £17,000 CASHBACK\* – THE CHOICE IS YOURS! \*T&Cs apply**

## DESCRIPTION

Paddock Lodge is a brand new collection of 32 one and two bedroom apartments in Paddock Wood. The development is ideally located and in close proximity to local amenities. 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, 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. The communal Owner's Lounge, complete with Wi-Fi and a coffee bar is also a popular feature of all our lodges.

Council Tax - Band D or E

Local Authority – Tonbridge

Services - All main services available

Entrance Hall - Enter through the front door into the entrance hall consisting of doors to the living room, bedrooms, bathroom and storage cupboards.

Living Room - Living room consists of carpet laid to floor, light pendants to ceiling, window and wall mounted heater. Door leading into the kitchen. Space for a sofa suite and a range of other living and dining room furniture.

- Ground Floor 2 bed Apartment
- Mains-connected smoke detector
- 24-hour support system
- Multi-point locking system to front door
- Integrated electric waist-height oven
- Owners' Lounge and coffee bar with communal Wi-Fi
- Guest Suite with shower room for visitors
- Lift to all floors Gated development with free parking
- Landscaped grounds
- Lodge Manager

Kitchen - Fully fitted kitchen with a range of wall and base mounted units, worktops and tiling to splash sensitive areas, inset sink bowl unit with mixer tap, integrated electric hob with extractor over, oven, washer/dryer and fridge/freezer.

Bedroom - Bedroom consists of carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

Bedroom - Bedroom consists of a built in mirrored wardrobe, carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

Bathroom - Bathroom is fully tiled and comprises a wc, hand wash basin unit with storage, heated towel rail and an enclosed walk in shower with hand rail.

Lease Details - The vendor has advised of the following:  
Length of Lease - 999 Years From 2024  
Ground rent – N/A  
Service Charge - £4420.36 per annum

## SPECIFICATION

### SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system provided by a digital call system
- Multi-point locking system to front door of apartment





#### KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Space for a free standing washer/dryer
- Integral upright fridge and frost-free freezer

Stainless steel sink with chrome mixer tap

- Slip-resistant flooring
- Ceramic wall tiling
- Provision for a dishwasher

#### INTERIOR

- Double glazed windows
- Walk-in wardrobes to main bedroom\*
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- Sky Q enabled
- TV and telephone points in living room and main bedroom
- Energy-efficient, low-carbon, economical heating system
- Connecting glass-panelled door to kitchen and living area
- Hallway storage cupboard

#### SHOWER ROOM

- Contemporary white sanitary ware with chrome finishes
- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring
- Ceramic wall tiling

#### EXTERNAL & COMMUNAL AREAS

- Gated development with free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Buggy storage
- Fully maintained external areas







- Electric Vehicle (EV) charging points

\*Selected apartments, please ask the Sales Executive for more details.

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#### APARTMENT SPECIFICATION

Churchill tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet Owners' needs.

Churchill are constantly listening to our Customers to ensure we are learning from them and improving.

These are just some of the elements we include on our developments each informed by our Customers and our experience.

The illustrations are for guidance purposes only of one and two bedroom flats and specification and sizes may vary with different units.

#### SERVICE YOU CAN TRUST

All Churchill Retirement Living developments are looked after by Churchill Estates, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need

#### LOCATION

##### EVERYTHING YOU NEED ON YOUR DOORSTEP

Paddock Wood is a town in the Borough of Royal Tunbridge Wells in Kent and is the centre for hop growing in the county.

Our development is perfectly located in the heart of the town, close to the selection of eateries, coffee shops, banks and a pharmacy, along with the longstanding feature of Paddock Wood, C.W. Barsley. The department store in the town started life more than 100 years ago as a family tailors and has over time developed into what is locally claimed to be, West Kent's best shopping secret. The towns annual Carnival and Fete is just one of the many attractions of the town along with the annual Paddock Wood half marathon.

Paddock Wood offers a variety of leisure amenities, which includes Putlands Sports and Leisure Centre, which has a wide range of facilities to include short mat bowls. For those who enjoy the outdoor life, Paddock Wood is a great location to explore the surrounding countryside with leafy winding lanes that lead to other rural Kent villages.

Foal Hurst Wood is a must for visitors to Paddock Wood offering 29 acres of ancient woodland and 11 acres of meadowland. The nearby Hop Farm provides a variety of family activities as well as hosting concerts throughout the year.

Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.

## TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	8'3" x 8'0"	2515mm x 2450mm
Living room	14'10" x 13'0"	4525mm x 3975mm
Shower room	5'9" x 6'11"	1745mm x 2100mm
Bathroom	8'1" x 6'9"	2455mm x 2065mm
Bedroom one	10'1" x 12'9"	3070mm x 3875mm
Bedroom two	8'7" x 17'3"	2620mm x 5255mm



**Ibbett Mosely**

**TONBRIDGE 01732 770588**

EPC Rating-

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**...a name you can trust**  
*offices in Kent and London*