



Asking Price £240,000 Leasehold

1 Bedroom, Apartment - Retirement

10, Waterside Lodge Bradford Street, Tonbridge, Kent, TN9 1FS

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Churchill
Sales & Lettings
Retirement Property Specialists

Waterside Lodge

Located in the attractive market town of Tonbridge is this exclusive development of 31 apartments, perfectly situated near to the impressive Tonbridge Castle. The development is set in landscaped gardens overlooking the River Medway and reputedly England's finest example of a Motte and Bailey Castle with a splendid 13th century Gatehouse.

There are a variety of leisure activities and amenities to offer everyone. The High Street is home to a variety of high street shops, banks and coffee shops. Waitrose supermarket can be found nearby and The Angle Shopping Centre offer a further selection of shopping facilities. Tonbridge is an evolving town with a recently unveiled Leisure Centre, Cinema and Superstore.

Tonbridge benefits from good transport links with Tonbridge Train Station offering services to London, Ashford and Hastings and the town being served by numerous bus routes to Royal Tunbridge Wells, Seven Oaks, Bromley and Maidstone.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Waterside Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Waterside Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Waterside Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment with balcony. The property is presented in good order throughout and is conveniently located near the stairs and lift for easy access.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door leads to an owners private balcony.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with built-in mirror wardrobe. There is plenty of space for additional bedroom furniture if required. A large window keeps this lovely bedroom bright and light.

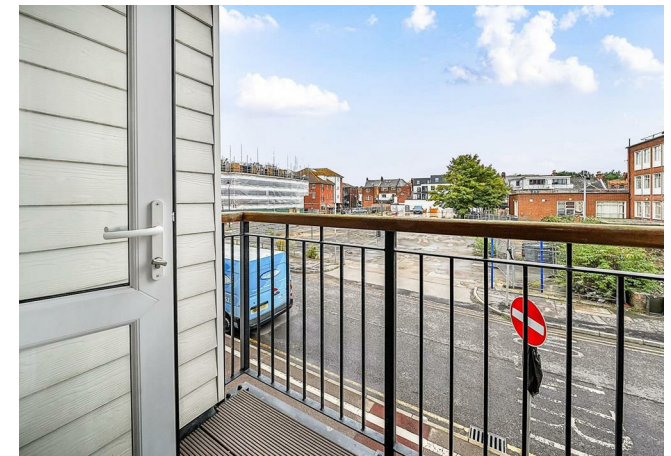
The Shower room has a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath and cabinet above.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located off the hallway.



Features

- One bedroom first floor retirement apartment
- Lodge manager available 5 days a week
- Wellbeing Suite and Laundry Room
- 24 Hour Careline system for safety and security
- Owners private car park and Communal Gardens
- Owners lounge & Kitchen with regular social events
- Intruder Alarms and Video door entry system
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.
- Owners Private balcony



Key Information

Service Charge (Year ending 31st May 2026): £3,792.51 per annum.

Ground Rent: £644.74 per annum. To be reviewed in March 2028

Council Tax: Band C

125 year Lease commencing 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

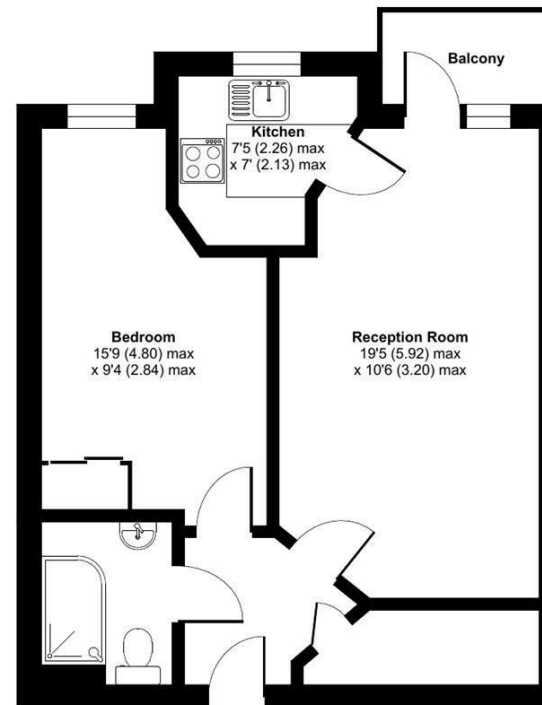
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1192691

Approximate Area = 484 sq ft / 45 sq m
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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