



Asking Price £360,000 Leasehold

1 Bedroom, Apartment - Retirement

11, Paddock Lodge Commercial Road, Paddock Wood, Tonbridge, Kent, TN12 6EL

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Churchill
Sales & Lettings
Retirement Property Specialists

Paddock Lodge

Paddock Wood is a thriving community with a rich history and a warm, welcoming atmosphere. With excellent transport links, including a direct train service to London, it's the perfect location for those who want to enjoy the peace of rural living without sacrificing convenience.

The development is perfectly located in the heart of the town, close to a 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 town's 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 including group exercise studios plus Paddock Wood Bowls Club is a thriving club playing the game of bowls all year round on an artificial green. 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. Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.

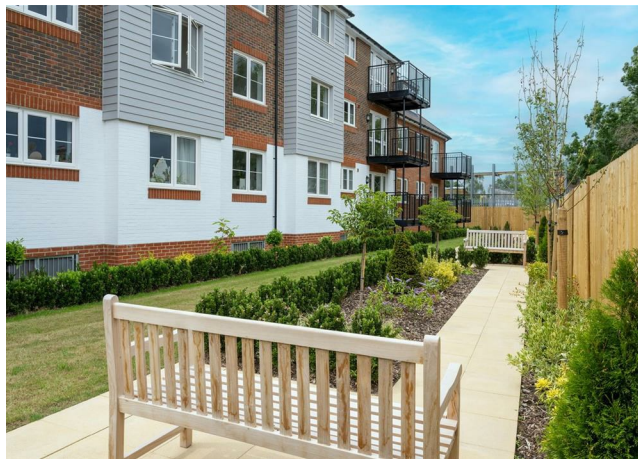
Paddock Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Paddock 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.

Paddock 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.

Paddock 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****

****SOUTH WESTERLY FACING****

Welcome to Paddock Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located near the Lift and Stairs and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light.

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, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

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

The Shower Room offers a walk-in shower with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Paddock Lodge!



Features

- One bedroom first floor apartment
- South-Westerly facing
- Fully fitted kitchen with integrated appliances
- Owners Lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Owners private car park & buggy store
- Great location close to the town centre & excellent transport links
- 24 Hour Careline system for safety and security
- Landscaped gardens
- 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



Key Information

Service Charge (Year Ending February 2026): £2,939.44 per annum.

Approximate Area = 645 sq ft / 60 sq m
For identification only - Not to scale

There is no ground rent at this development.

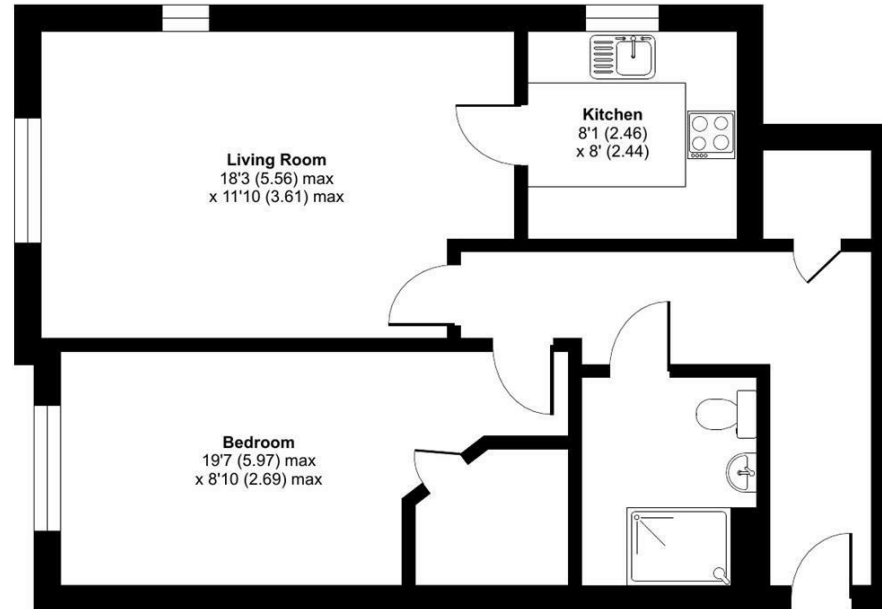
Council Tax: Band D

999 Year Lease Commencing 1st November 2022

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, 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 on the sale of the property.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1286086

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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