



Asking Price £362,500 Leasehold

2 Bedroom, Apartment - Retirement

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

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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

****TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY****

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from a balcony overlooking the communal patio as well as the River Medway. The property provides spacious accommodation throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private balcony with stunning views of the river and a further door leads through to the Kitchen.

The Kitchen 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, fridge and freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe plus an additional cupboard providing ample storage. An En-Suite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with built-in wardrobes. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Waterside Lodge!



Features

- Two bedroom two bathroom second floor apartment
- Balcony with views of the River Medway
- Owners lounge & Kitchen with regular social events
- 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
- 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager



Key Information

Service Charge (Year ending 31st May 2027): £5,860.58 per annum.

Ground Rent: £708.64 per annum. To be reviewed in March 2028

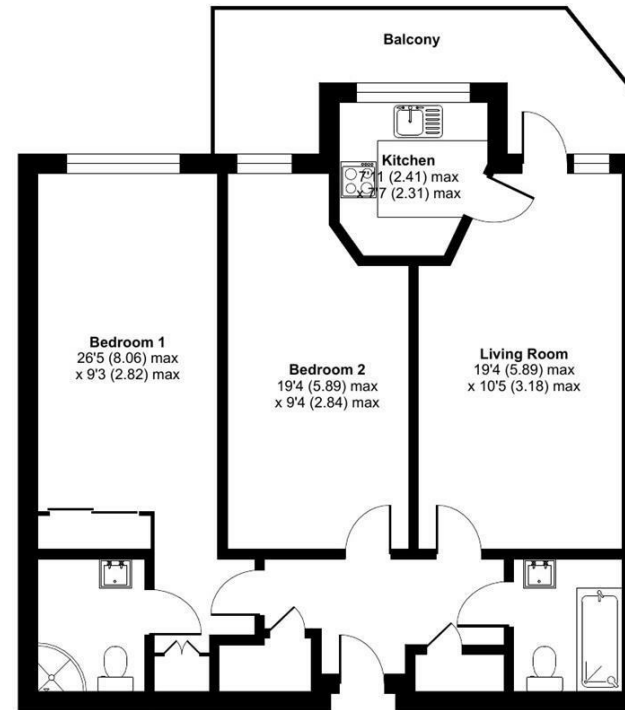
Council Tax: Band E

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.

Approximate Area = 818 sq ft / 76 sq m
For identification only - Not to scale



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: 1342776

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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