



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

24, St Giles Lodge Shipbourne Road, Tonbridge, Kent, TN10 3DJ



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St Giles Lodge

St Giles Lodge is a stunning development of 31 one and two bedroom apartments, ideally located in the heart of Tonbridge and surrounded by idyllic rolling countryside and the river Medway meandering through.

The postcard pretty Tonbridge Castle sits in the town centre and, when strolling along the High Street, or the banks of the river Medway, its full beauty can be appreciated. Dating back to 1066, Tonbridge Castle is the most famous and historic building in the local area.

Theatres and a leisure centre offer the perfect recreational pursuits. Meanwhile supermarkets, dentists, doctors, post offices, and all those other essential amenities are located close by.

Benefiting from good transport links, Tonbridge train station offers services to London, Ashford and Hastings. In addition, the town is serviced by numerous bus routes to Royal Tunbridge Wells, Sevenoaks, Bromley and Maidstone.

St Giles Lodge manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in 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.

St Giles 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. A 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.

St Giles 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.

St Giles 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

Situated in the fantastic development of St Giles Lodge is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light and a 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, washing machine, fridge and freezer.

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

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

The Shower Room offers a curved shower with 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!



Features

- Two bedroom second floor apartment
- Lodge Manager available Monday to Friday
- Owners lounge & kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Car Parking
- Great location close to the town centre & excellent transport links
- Stunning communal gardens



Key Information

Service Charge (Year ending 31st May 2026): £6,489.95 per annum.

Approximate Area = 894 sq ft / 83 sq m
For identification only - Not to scale

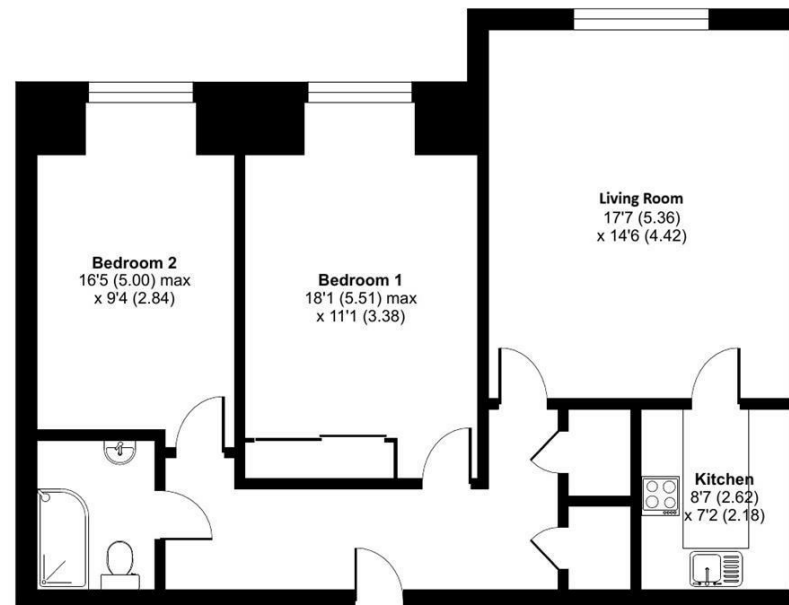
Ground rent £880.30 per annum. To be reviewed February 2032.

Council Tax: Band E


999 year Lease commencing 2018

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: Apartment Heating, 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.



EPC Rating: B

 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: 1394663

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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