

# Asking Price £489,950 Leasehold

## 2 Bedroom, Apartment - Retirement

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

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# 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 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 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 arranges 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

**TWO BEDROOM GROUND 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 gardens. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private balcony with stunning views of the communal gardens 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, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe. An En-Suite offers a large walk-in 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 a built-in mirrored wardrobe. Either room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a full sized 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 is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!





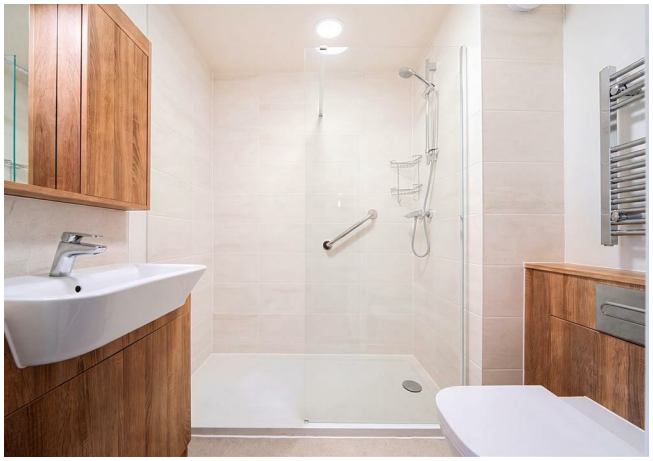


# Features

- Two bedroom ground floor apartment with balcony and garden views
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners Laundry Room, Lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- 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 28th Feb 2027 ): £4,,623.32 per annum.

There is no Ground Rent at this development.

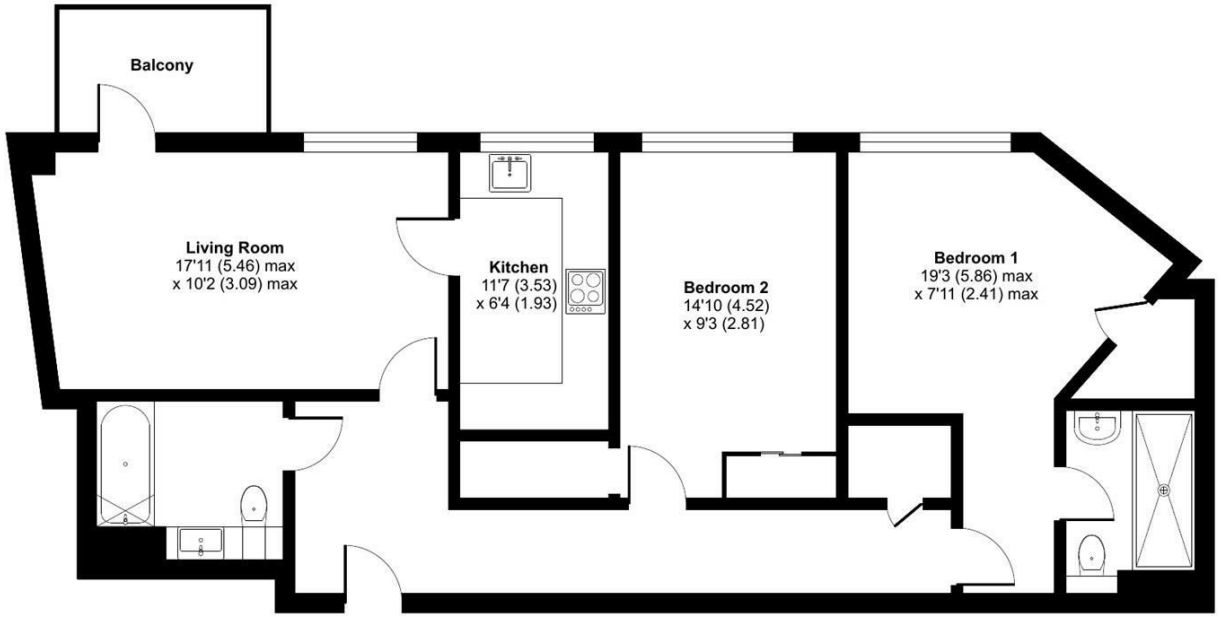
Council Tax: Band E

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.

Approximate Area = 871 sq ft / 80.9 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1340787

EPC Rating: C

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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