

Asking Price £185,000 Leasehold

1 Bedroom, Apartment - Retirement

5, Chartwell Lodge Bishops Down Road, Tunbridge Wells, Kent, TN4 8AF

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Chartwell Lodge

Chartwell Lodge is an attractive development of 38 one and two bedroom retirement apartments located in Tunbridge Wells, Kent.

Chartwell Lodge has stunning landscaped gardens and is surrounded by idyllic, rolling countryside. The lodge is in walking distance of Tunbridge Wells Common and less than a mile into Tunbridge Wells Centre. The town has plenty to offer with shopping areas and food outlets are close together and within easy reach of the Lodge, as well as Tunbridge Wells Hospital being less than 4 miles away.

Local transport is excellent with regular buses around town and regular train services to London Charing Cross and Hastings.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager

Chartwell 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Chartwell 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.

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







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH GARDEN VIEWS

NO CHAIN This delightful one bedroom ground floor apartment is presented in fantastic order throughout and is ideally located close to the Owners' Lounge and main entrance, providing convenient and easy access. Enjoying a desirable westerly aspect, the apartment boasts direct views over the stunning communal gardens, creating a peaceful and attractive outlook.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. Windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of 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 French door opens to a patio area, and windows provide lots of natural light.

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

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

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

This apartment must be viewed!







Features

- One bedroom ground floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Communal laundry room
- Owners parking
- Stunning 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
- Own private entrance







Key Information

Service Charge (Year Ending 31st May 2027): £3,092.37 per annum.

Ground Rent: £811.26 per annum. To be reviewed in July 2028

Council Tax Band D

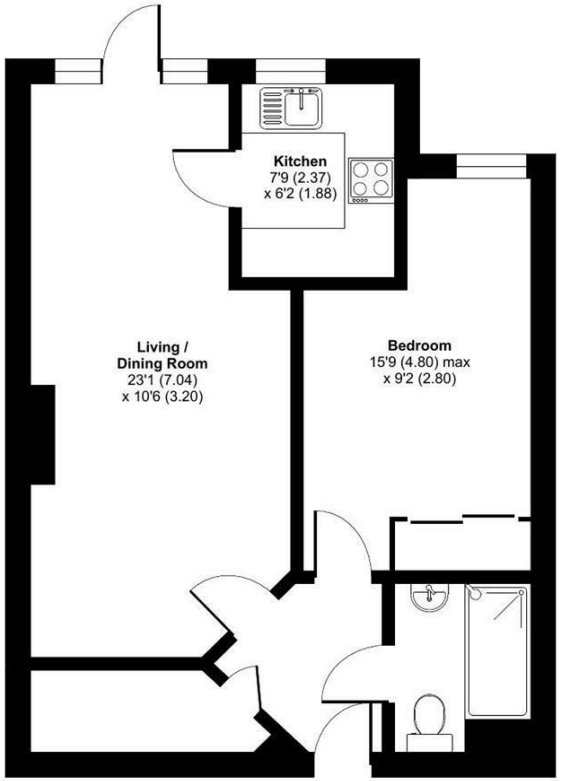
125 year Lease commencing 2007

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, heating for the lodge and apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 519 sq ft / 48.2 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 2026. Produced for Churchill Sales & Lettings Limited. REF: 1524161

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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