

Muskerry Court

Nellington Road • Rusthall • Tunbridge Wells • Kent • TN4 8SX



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are delighted to offer this spacious, 2 bedroom, 2 bath / shower room luxury ground floor apartment for the over 55's with its own private courtyard garden and garage, set in a classical English Parkland setting towards to the edge of Rusthall village.

- Luxury Ground Floor Apartment for the Over 55's
- Two Double Bedrooms with Built in Wardrobes
 - Two Bath / Shower Rooms (One Ensuite)
 - Two Reception Rooms
- Separate Fitted Kitchen with Appliances
- Envious Position within the Development
- Private Courtyard Garden & Use of Communal Grounds
 - Garage En Bloc & Residents Parking
 - Close to Rusthall Village Centre
 - Personal Alarm System

EPC Rating: D



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SITUATION

Situated on the Western outskirts of Royal Tunbridge Wells, the village of Rusthall offers useful local shops and a medical centre. The M25 / M23 / M20 are all readily accessible. There are mainline trains from Tunbridge Wells into London Charing Cross with a journey time of approximately 40 minutes. Gatwick Airport is also within easy reach. Leisure activities include a number of well known local golf courses. Properties at Muskerry Court are set in a classical English Parkland setting towards the edge of the village. Drawing on architectural inspiration provided in Royal Tunbridge Wells by Decimus Burton, Muskerry Court comprises a mixture of cottages and apartments set around a central courtyard garden. Like all English Courtyard properties the apartment incorporates a host of practical details designed to make life easier and more convenient as you grow older. Notable features include a personal alarm system, thermostatically controlled under floor heating and a nearby garage with automatic door. On site there is a comfortable guest suite for use by residents' visitors and there is a modern laundry room equipped with washing machines and dryers for the use of all residents. The resident Courtyard Managers ensure a high standard of grounds and building maintenance and offer neighbourly support. There is also close circuit television enhancing security.

ACCOMMODATION

ENTRANCE HALL

A spacious and inviting hallway with built in double cloaks cupboard with hanging rail, shelving and under floor heating control panel. Built in double airing cupboard housing the Megaflo hot water cylinder and with slatted shelving, wall mounted video entry phone, fitted carpet, doors leading off to:-

SITTING ROOM 17' 6" x 11' 6" (5.33m x 3.51m)

Sealed unit double glazed windows and double doors to front overlooking and giving access to private courtyard garden. Electric modern coal effect fire with surround, coved ceiling, fitted carpet. Doors lead to and from the Dining Room.

DINING ROOM 11' 0" x 8' 10" (3.35m x 2.69m)

Sealed unit double glazed double doors to rear. Coved ceiling, fitted carpet.

KITCHEN 11' 0" x 8' 7" (3.35m x 2.62m)

Sealed unit double glazed window and door to rear. A range of matching wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink unit with waste disposal and side drainer, four ring electric hob with concealed extractor above, built in Bosch oven and microwave, integrated and concealed fridge freezer, dishwasher and washer / dryer, serving hatch to and from the dining room, ceiling down lighters, vinyl tile effect flooring.



MASTER BEDROOM 14' 8" x 11' 7" (4.47m x 3.53m)

Sealed unit double glazed window to front. Built in triple wardrobe and additional built in walk in cupboard, TV aerial point, telephone point, coved ceiling, fitted carpet. Door to Ensuite Bathroom.

ENSUITE BATHROOM

A very spacious bathroom with white suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer tap, and separate shower enclosure with Aqualisa shower unit over, heated towel rail, wall lighting and shaver point, fully tiled walls, ceiling down lighters and tile effect vinyl flooring.

BEDROOM TWO 14' 6" x 11' 2" (4.42m x 3.4m)

Sealed unit double glazed window to rear. Built in triple wardrobe unit, coved ceiling, fitted carpet.

SHOWER ROOM

A white suite comprising low level wc, pedestal wash hand basin and shower enclosure with Aqualisa shower unit over, fully tiled walls, heated towel rail, wall mounted lighting and mirror, extractor fan, vinyl tile effect flooring.

PRIVATE COURTYARD GARDEN

A sizeable and enclosed private garden area overlooking the attractive communal grounds to the front of the building. The garden enjoys paved areas providing ideal space for seating and entertaining, well stocked shrub beds to its borders, outside cold water tap and a useful storage cupboard.

COMMUNAL GROUNDS

Residents of Muskerry Court have use of the well tended and landscaped grounds.

GARAGE EN BLOC 17' 2" x 10' 11" (5.23m x 3.33m)

Single garage with automatic door and power and light connected.

OTHER INFORMATION

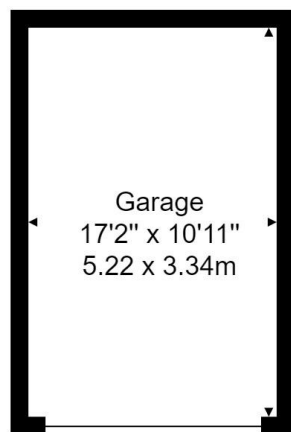
Age Restriction - Under a planning requirement occupation is restricted to people over the age of 55 years, and / or a person who is registered as disabled under the Chronically Sick and Disabled Persons Act 1970.

Lease - 150 years from 2001 Service & Maintenance Charge - Approximately £5,136 per annum (TBC). This covers the maintenance for the grounds and buildings, including building insurance, water rates, use of the laundry, minibus for taking residents on local shopping and day trips, communal lighting and the collection of refuse.

Ground Rent - Peppercorn

Council Tax Band - B - £1,408.95 for year 2019/20



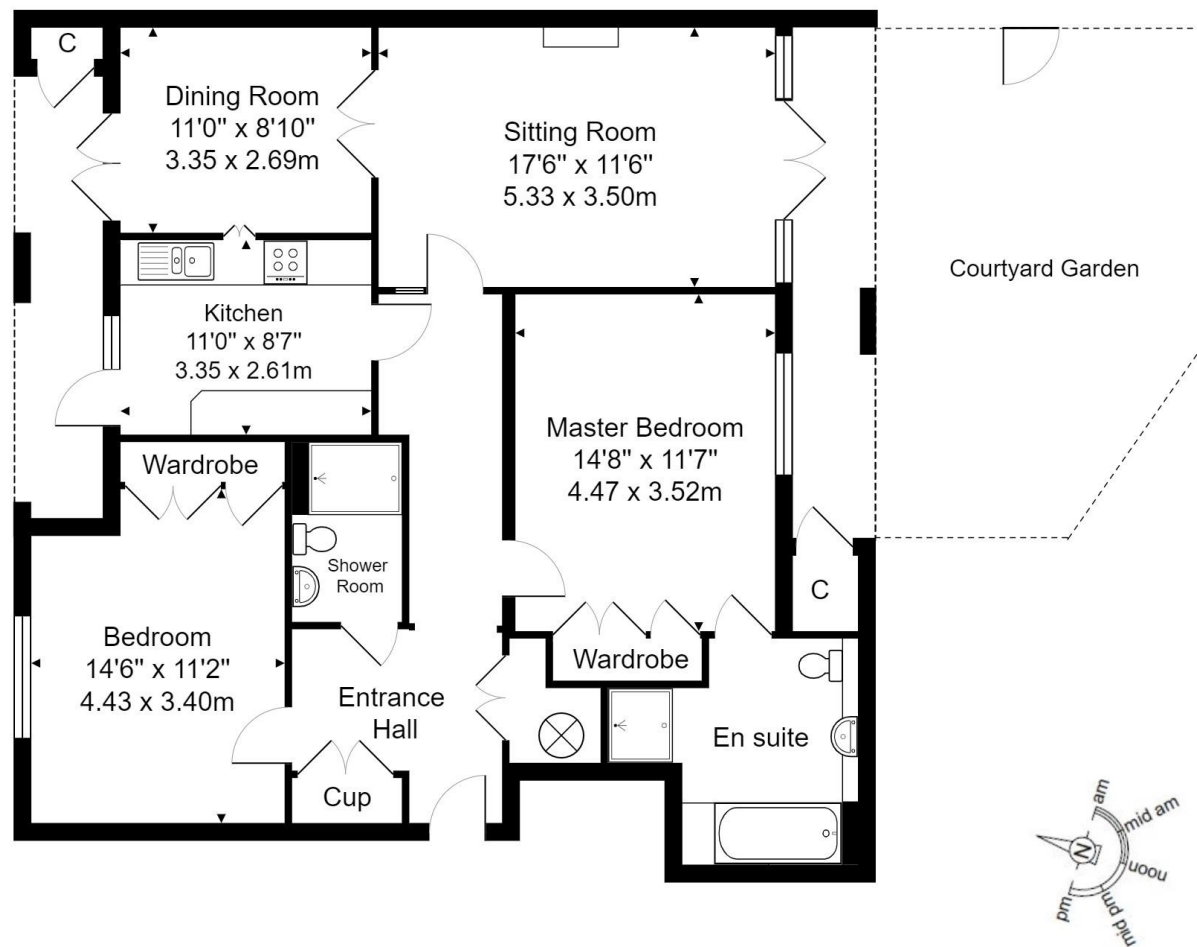


Garage

(Not Shown in Actual Location/Orientation)

Apartment Approx.
Gross Internal Area
1085 sq. ft / 100.8 sq. m

Garage Approx. Internal Area
188 sq. ft / 17.4 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





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