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St Pauls Court St Pauls Street, Rusthall

Offers In Region Of £185,000

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St Paul's Court is a popular complex, designed for the over 60s, with a wonderful community feel, well maintained gardens and convenient location.

As you enter this charming ground-floor retirement flat, you are welcomed by the entrance hall, a practical space perfect for storing shoes and coats. The hallway leads seamlessly into the spacious and bright lounge/diner, an inviting room ideal for relaxing or enjoying meals. French doors open out into the private garden, flooding the space with natural light and creating a lovely indoor-outdoor connection.

Adjacent to the lounge/diner is the kitchen, well-equipped with plenty of base and wall units for storage. A large window lets in abundant light, making it a cheerful and functional space for preparing meals. Returning to the hallway, straight ahead you will find the shower room, providing contemporary facilities in a practical layout.

Next to the shower room is the bedroom, a generous double with ample natural light and fitted wardrobes, offering a peaceful and comfortable retreat.

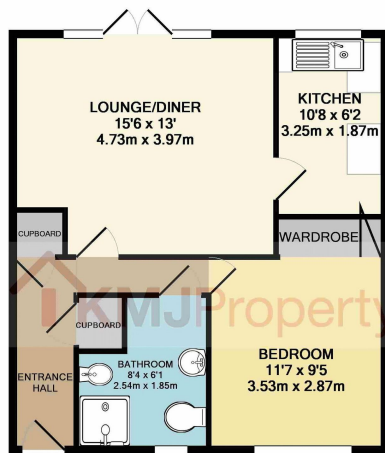
The garden is a true delight, featuring mature shrubbery and a quaint lawn area – perfect for enjoying the warmer months or simply relaxing outdoors.

While the apartment has been carefully maintained over the years, it would benefit from some minor cosmetic updating, offering the opportunity to refresh and personalise the space.

This home represents an ideal opportunity to enjoy comfortable, independent living within a supportive community. St Paul's Court is centrally located in the heart of Rusthall, a vibrant village offering a range of independent shops, including a butcher, baker, chemist, hardware store, and health shop. The property benefits from a house manager's office on-site and a shared launderette for residents' convenience. For those wishing to explore further afield, a reliable bus service runs approximately every 12 minutes into Tunbridge Wells town centre, where a wide variety of pubs, restaurants, bars, and retail options await – offering the perfect balance of village tranquillity and town accessibility. Allocated parking spaces are available for rent subject to availability.

Lease: 100 years

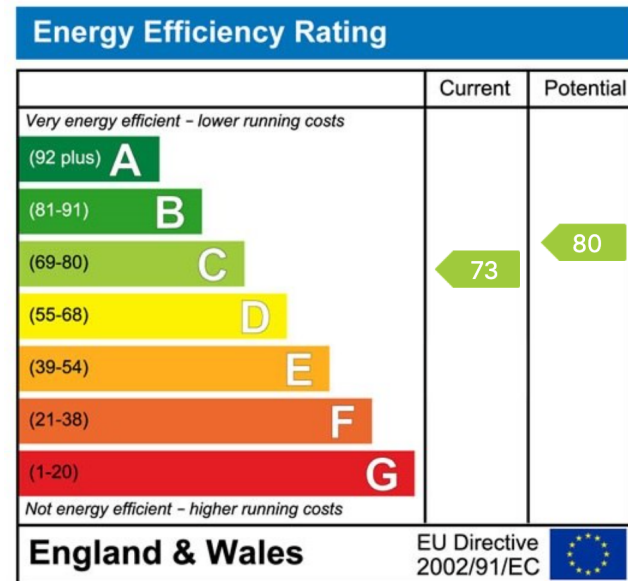




TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Set Within Over 60s Retirement Development
- 1 Bedroom
- On-Site House Manager
- Close to Amenities
- EPC: C
- Ground Floor
- French Doors out to Private Garden
- Well Maintained Grounds
- Wonderful Community Feel
- Council Tax Band: A



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