



St Pauls Court, St. Pauls Street, Tunbridge Wells

Offers in the Region of **£185,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Located within a popular over-60s retirement development, this well-maintained one-bedroom apartment offers bright and spacious living with excellent potential for personalisation.

The property is accessed via a communal hallway leading to a private entrance. The entrance hallway is welcoming and practical, featuring a double-glazed window to the front, an entry phone system, SOS alarm, and two built-in cupboards, including an airing cupboard housing the immersion heater—ideal for keeping everyday essentials neatly tucked away. The living room is a generous and light-filled space, with French doors opening onto a patio area, flanked by windows on either side. This connection to the courtyard garden creates a bright and peaceful atmosphere, perfect for both relaxing and entertaining. The room also provides direct access to the kitchen.

The kitchen is well-proportioned and practical, with a range of wall, drawer, and base units, including a pull-out larder cupboard. There's a built-in electric hob and oven, stainless steel sink with drainer, and tiled splashbacks, plus space for both a washing machine and fridge freezer. A rear-facing window brings in natural light, making this a pleasant space to prepare meals. The bedroom is a comfortable double, featuring a built-in double cupboard for convenient storage and a large window to the front which allows plenty of natural light to fill the room.

The bathroom includes a pedestal basin, low-level WC, and bath, with partially tiled walls, vinyl-style flooring, and both a heated towel rail and electric wall heater. An obscured double-glazed window to the front provides light and privacy.

The courtyard garden is a sun-soaked, low-maintenance space that offers the perfect setting for relaxing outdoors. Paved for ease of upkeep, it provides a private and peaceful spot to enjoy the fresh air, with plenty of potential for flower bedding or potted plants—ideal for those who enjoy a touch of gardening without the commitment of a larger plot.

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 offers comfortable, independent living within a supportive community, just moments from Rusthall's shops and amenities. St Paul's Court provides a welcoming setting with a house manager, shared facilities, and strong community spirit. Regular buses into Tunbridge Wells (every 12 minutes) make it easy to enjoy the town's restaurants, pubs, and shops while retaining the tranquillity of village life.

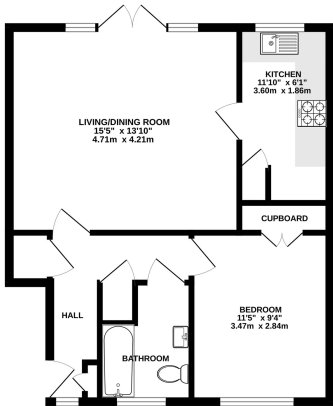








GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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