

1 bedroom apartment for over 55s within Rosewell House, Tonbridge



46 Rosewell House, Tudeley Lane, Tonbridge

£176,000* (75% share)

Apartment facilities

- ◆ Spacious apartment with balcony
- ◆ Open plan lounge/ dining area
 - ◆ Double bedroom
 - ◆ Accessible wet room
- ◆ Fitted kitchen with integrated white goods
 - ◆ Emergency pull cords
 - ◆ Visual entry system
 - ◆ EPC rating B
 - ◆ Council tax band C

Site facilities

- ◆ Restaurant
- ◆ Garden
- ◆ Activity room
- ◆ Buggy storage and charging room
- ◆ Wheelchair accessible
 - ◆ Lift access
- ◆ Off road parking
- ◆ Housing staff on site 24/7
- ◆ On site care & support packages available



The Property

Be a part of a vibrant community at this sought after development in Tonbridge. Completed in 2018, we are delighted to offer a spacious one bedroom apartment within Rosewell House Extra Care Housing Scheme. This beautiful second floor apartment has unexpectedly come back on the market and is unlikely to remain on the market for long, so get in touch now to avoid disappointment.

Comprising a kitchen, open plan living and dining room, a spacious double bedroom and a wet room, this apartment offers an abundance of space, so you won't feel like you've downsized at all. Neutrally carpeted and painted throughout, everything has been finished to a high standard.

The fitted kitchen has co-ordinating tiles and worktops and comes complete with integrated white goods, including a fridge/freezer, washer/dryer, dishwasher, induction hob and oven. The wet room has been installed to a high specification, tiled and fitted with non-slip vinyl flooring, it comprises a level access shower, comfort height toilet and quarter turn taps for ease of use. Positioned off the open plan living space, your balcony offers a great place to relax and catch the morning sun.

Throughout the apartment, there are plenty of features to help you live independently, whilst at the same time, giving you peace of mind. Apartment features include, an emergency call system, visual door entry system, smoke detectors and a sprinkler system.

You have all you need to live independently and should you want a little extra support, care and support packages can be purchased from our on site team, Caring Companions. You can also make use of our Chef's Pantry service, where you can buy necessities, such as bread, milk and eggs, directly from the restaurant. Meet a friend for lunch, join the weekly quiz night or simply relax on your balcony with a coffee, the choice is yours at Rosewell House.

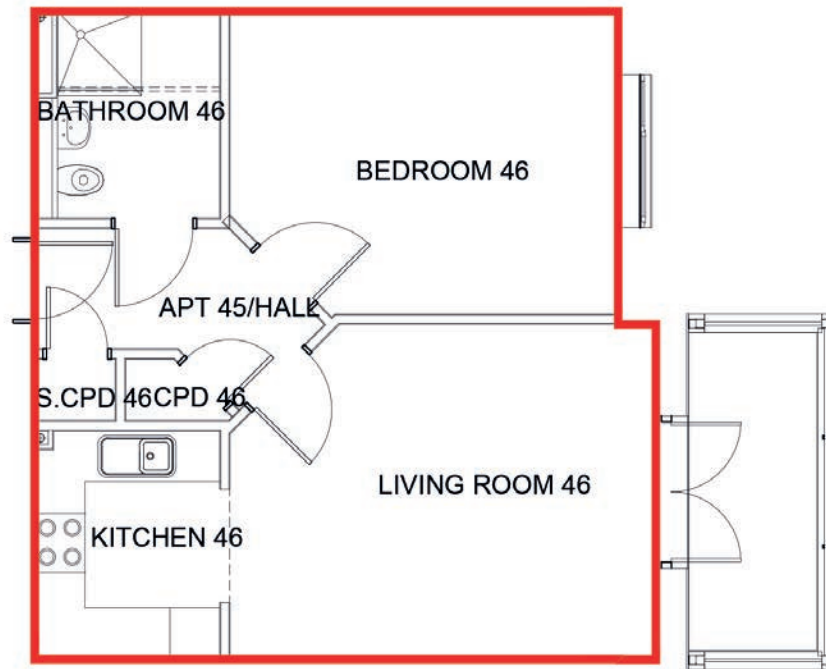
The tenure is leasehold with 124 years remaining. No ground rent is payable within the scheme. The property is offered at a 75% share, for sale through Older Person's Shared Ownership, with no rent payable on Rapport Housing & Care's 25%. To be eligible for our apartments you must be aged 55 or over and have a minimum support need of 3.5 hours per week (care and support can be provided by a partner, friend, family or a care provider.) You must also meet the Government's Help to Buy eligibility criteria.

**Please note, the price of £176,000 is an estimated value; in accordance with the OPSO scheme the vendor will obtain and pay for a RICS (red book) valuation no earlier than 8 weeks before exchange of contracts.*





Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

The Local Area

Rosewell House is nestled in a quiet area, surrounded by trees and is just a mile from Tonbridge Town Centre and the railway station. There is a bus stop which provides access to Tonbridge, Tunbridge Wells, Maidstone and local villages. There is also a pub and restaurant and hotel, should your guests wish to stay over.

A historic market town, Tonbridge has plenty to offer, tucked in beside the River Medway, you'll find the postcard-pretty castle as well as a high street bustling with shops, bars and restaurants. There is also the local theatre for evenings out and a lovely country park, for taking walks and enjoying the wildlife.

If you want to explore further afield, you need not go far as Tonbridge is conveniently located a short distance from a number of National Trust properties, which provide wonderful days out. As you will be close to the A228, A21 and M25, whether you are heading to London or to the coast, you will be able to go almost anywhere with ease. Don't have a car? Not a problem, The train station with a fast direct service to London Charing Cross is just a mile away.



About Rapport Housing & Care

A registered charity Rapport Housing & Care has been providing housing and support for those in later life for over 50 years. Rapport Housing and Care is registered with the Regulator of Social Housing as a registered provider, also known as a housing association.

Buying Through Older Persons Shared Ownership (OPSO)

OPSO is part of the Government's Help to Buy initiative and is designed to give older people lower living costs, than if they owned a home on the open market. It is available solely to people aged 55 and over. In the same way as standard Shared Ownership, you buy a leasehold share that you can afford, helping you get into home ownership in manageable stages. However, the main difference is the maximum share you can ever own through OPSO is 75%.

What our Buyers Said

"One of the selling points of Rosewell House was that I knew I could live independently, but support was available if I needed it."

"The flat is beautifully designed and very practical, there is nothing we don't like"

"During the buying process, all the forms were very easy to understand, we had no problems at all."

"It's a very nice community, the atmosphere is friendly and open and there is lots going on."

"The process of buying was smooth and the team weren't pushy at all. It was a bonus that I could bring my dog too."

For more information, please contact Kelly-Anne Coster on 07534 973 360

