

# 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 2-bedroom, 2-bathroom house with private garden area and garage en bloc, set in an enviable position overlooking the courtyard within this extremely sought after development for the over 55's, set in a classical English Parkland setting on the edge of Rusthall village.**

- Luxury House for the Over 55's
  - Two Double Bedrooms
- Two Shower Rooms (One Ensuite)
  - Two Reception Rooms
  - Separate Fitted Kitchen
- Private Low Maintenance Garden
- Garage En Bloc & Visitor Parking Available
- Well Tended & Extensive Communal Gardens
  - Close to Rusthall Village Centre
  - Available with No Onward Chain

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 which is easy walking distance. The M25 / M23 / M20 are all readily accessible. There are mainline trains from Tunbridge Wells into London 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 (Cognatum) properties the house 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 Muskerry Court Managers ensure a high standard of grounds and building maintenance and offer neighbourly support. There is also close circuit television enhancing security.

ACCOMMODATION Approximate Gross Internal Area: 1100 Sq Ft / 102.2 Sq M

**ENTRANCE HALL** Stairs to first floor with under stairs storage cupboard (stairlift can either be left in situ or removed to suit any prospective buyer), door to Wet room shower room, fitted carpet, multi paned glazed door with side panels to sitting room.

**SHOWER ROOM / WC** Wet room shower room. Low level wc, wall mounted wash hand basin, Aqualisa shower, localised wall tiling, extractor fan, shaver point, heated towel rail, wall mirror, ceiling down lighters, anti slip vinyl flooring.

**SITTING ROOM** 20' 2" x 11' 10" (6.15m x 3.61m) Sealed unit double glazed windows to front overlooking the beautiful communal grounds. Electric fire with limestone surround, fitted cupboards and shelving to one wall, fitted carpet, opening through to:-

**DINING ROOM** 12' 6" x 10' 8" (3.81m x 3.25m) Sealed unit double glazed double doors and window to rear overlooking and giving access to the private garden. Fitted carpet. Door to:-

**KITCHEN** 11' 0" x 8' 0" (3.35m x 2.44m) Sealed unit double glazed window and half glazed door to rear overlooking and giving access to the private garden. A well appointed 'Paula Rosa' fitted kitchen, wall and base units with work surfaces over incorporating 1.5 bowl stainless steel sink unit with side drainer, electric ceramic hob with concealed extractor above, built in electric oven and microwave, concealed and integrated fridge freezer and dishwasher, ceiling spot lights, wood effect flooring.

**FIRST FLOOR LANDING** Access hatch and ladder to part boarded loft space, built in airing cupboard with slatted shelving, fitted carpet, doors leading off to:-



**MASTER BEDROOM** 15' 11" x 10' 6" (4.85m x 3.2m) Sealed unit double glazed window to front overlooking the beautiful communal grounds. Built in and fitted wardrobes, fitted carpet.

**BEDROOM TWO** 14' 10" x 11' 7" (4.52m x 3.53m) Sealed unit double glazed window to rear with open aspect. Door to / from the generous shower room. Built in wardrobes, fitted carpet.

**SHOWER ROOM** Sealed unit obscure double glazed windows to rear. A white suite comprising low level wc, wash hand basin, oversized step in shower with shower unit over, two wall mounted bathroom cabinets, wall cupboard, extractor fan, ceiling down lighters, fitted carpet.

#### OUTSIDE

**PRIVATE GARDEN** Built in useful storage cupboard with shelving. A pretty enclosed low maintenance private paved garden area with shrubs beds and access gate to rear leading on to the communal grounds and providing easy pedestrian access to and from its garage en bloc.

**GARAGE EN BLOC** 18' 4" x 9' 0" (5.59m x 2.74m) With electric up and over door to front. Power and light connected.

**COMMUNAL GROUNDS** Residents of Muskerry Court have use of the well tended and extensive landscaped grounds and gardens.

#### 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 £6,000 per annum. 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.

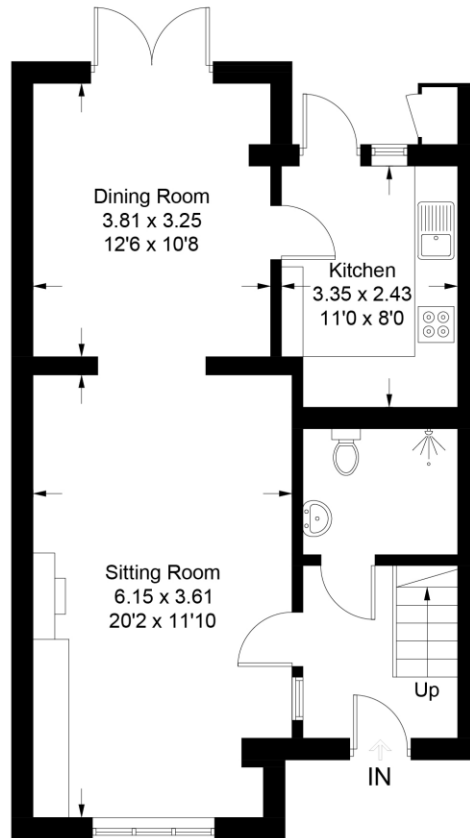
**Ground Rent** - Peppercorn

**Council Tax Band** - C - Tunbridge Wells Borough Council

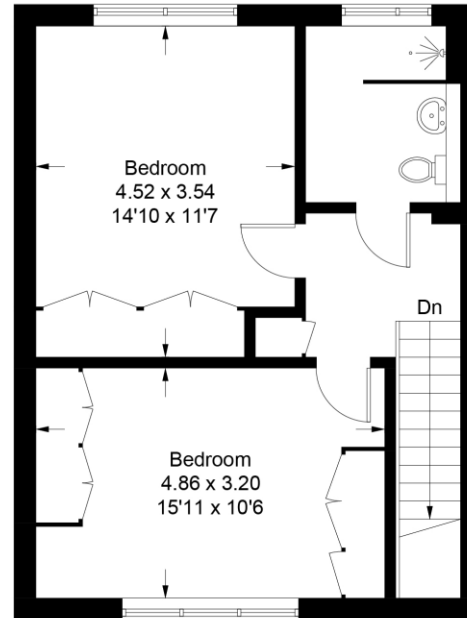
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



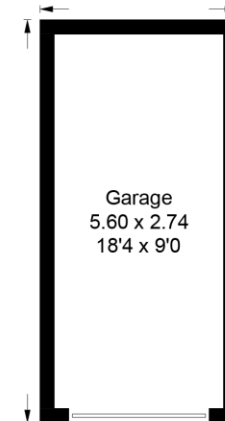
Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft  
(Including External Cupboard)  
Garage = 12.2 sq m / 131 sq ft  
Total = 114.4 sq m / 1231 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID874027)

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