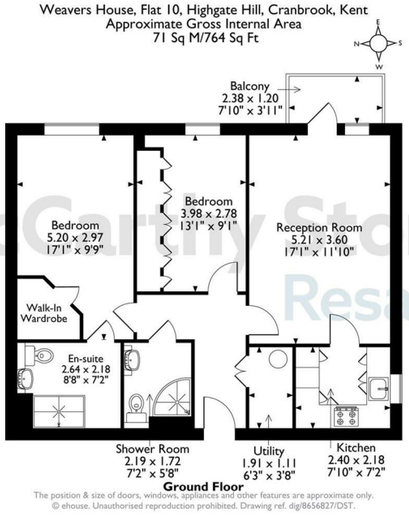
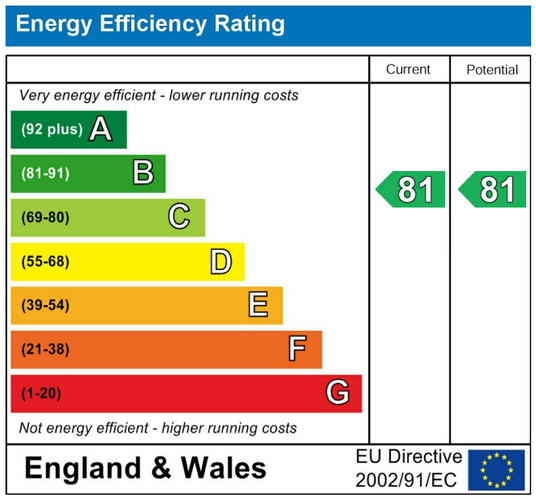
Excellent

Trustpilot

McCarthy & Stone
Resales.













10 Weavers House

Highgate Hill, Hawkhurst, TN18 4FH

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Weavers House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £475,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, two bathroom apartment
- Ground floor with private balcony
- Overlooking landscaped gardens
- Social Home Owners Lounge
- Guest Suite for friends and family
- Well maintained gardens
- House Manager on site
- Pet friendly community
- 24-hour emergency call system
- Convenient to local amenities

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Weavers House, Hawkhurst

2 | 2 | Asking price £475,000

Weavers House
Situated less than half a mile from the varied shops, cafes and amenities of Hawkhurst High Street, this Retirement Living development is ideal for those looking to settle down and make the most of their free time. The development is in a prominent position along Highgate Hill and boasts a generous sized, south facing, communal garden and plenty of space for landscaping - perfect for those who want to downsize without compromising on a garden.

Easy independent living for the over 60s

All our retirement property for sale in Hawkhurst is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

What's more, you can book the hotel-style guest suite to effortlessly host visitors in style—you can also holiday in our network of guest suites! Parking is available and well-behaved pets are welcome too.

Local Area
Hawkhurst is a charming Wealden village based in the peaceful borough of Tunbridge Wells, Kent. It has a rich and varied history and plenty to do for an active retirement in a quiet setting.

Local retirees enjoy:

An abundance of amenities including a historic cinema, squash and tennis clubs and a lovely lawn bowls club, plenty of cafes, bars, and restaurants and an eclectic shopping area.
A strong community with numerous clubs, including gardening, art classes, historical societies and an active University of the Third Age group.
Easy access to natural beauty, sitting between the North and South Downs and rolling farmland, as well as close proximity to the Kent coast and all the attractions of London.

Apartment overview
A beautifully presented and generously proportioned apartment featuring a bright and spacious living room with ample space for both relaxing and dining. A double glazed patio door opens onto a private walk-out balcony, providing an ideal spot to enjoy the outdoors. The separate contemporary kitchen is fitted with a range of stylish high gloss wall and base units with complementary work surfaces and integrated appliances, creating a practical and attractive space for everyday living.

The impressive principal bedroom benefits from views over the communal gardens and features a walk-in wardrobe offering excellent storage, together with a modern en-suite shower room. A second generous double bedroom also overlooks the gardens and boasts fitted wardrobes to the side wall, making it ideal for guests or visiting family.

Completing the accommodation is the contemporary shower room, finished to a high standard with modern fixtures and fittings. With excellent storage throughout and attractive views of the communal gardens, this delightful home offers comfortable and convenient living in a sought-after setting.

The apartment also benefits from a Vent-Axia system which filters and recycles air, contributing to a healthier indoor environment.

Social Lifestyle
The Communal Lounge is at the heart of the community at Weavers House and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by McCarthy & Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Leasehold
Lease: 999 years from 01/01/2022
Ground rent: £0

Service Charge
- On-site staffing between the hours of 8:30 and 14:30 Monday - Friday
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your council tax, electricity or TV licence. Please contact the estate manager or property consultant to find out more about the service charges.

Service Charge: £5,363.93 per annum for financial year ending 28/02/2027.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- PART EXCHANGE service to help potential buyers move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













