



# HEALTHCARE

On the instructions of Ian Franes & Jeremy Karr, Ian Franes Associates, Joint Administrators, of Upbeat Enterprises Limited



## **Warwick Park Nursing Home, 55 Warwick Park, Tunbridge Wells, Kent TN2 5EJ**

- Established Nursing Home Registered for 25 Service Users
- Desirable Residential Location
- Average Fee £693
- Two Star Rating
- Consistently Good Occupancy

**Guide Price £1,200,000**

**Edward  
Symmons**

**020 7344 4500**

[www.edwardsymmons.com/healthcare](http://www.edwardsymmons.com/healthcare)



March 2010

### Location

Tunbridge Wells is a major and well established town in west Kent some 10 miles south of the M25. The area surrounding Warwick Park Nursing Home is mainly residential made up of traditional Edwardian housing. A wide variety of shopping facilities can be found a mile north in the town centre which also has a main line station with frequent services to London.

### Description

Comprises an imposing Edwardian detached former house of traditional brick and tile construction and planned over ground, first, second and basement floors. A two storey extension has been added to the rear right hand side of the property. Externally there are lawned gardens to the rear and parking to the front.

### Registration

Warwick Park Nursing Home is registered with the Care Quality Commission (CQC) as a care home with nursing for up to 25 service users in the category of old age.

### Star Rating

The home has a two star rating (at March 2010).

### Accommodation

There are a total of 19 bedrooms arranged over ground, first and second floor levels whilst washing facilities are provided by way of four bathrooms. Communal areas consist of a lounge, dining room and conservatory whilst the basement houses a laundry, hairdressing salon and store. The kitchen is at ground floor level.

### Trading Information

There are currently 22 residents in occupation paying an average fee of £693 per week (annualised £792,632). Management accounts show a wage cost of £363,491 and total expenditure of £724,575. Limited trading information has been made available to the administrations, however, from what we can ascertain our operator assessment records an EBITDA of £183,418.

### Staff

The home operates with a full complement of staff and registered manager.

### Notes

A full and detailed sales pack is available upon request.

### Viewing

Under no circumstances should contact be made with the home or any of its employees without the express permission of the seller's sole agent.

### Offers

All offers to be submitted in writing with proof of funding to:

Peter Dowling at Edward Symmons  
Direct line - 020 7344 4513  
E-mail - peter.dowling@edwardsymmons.com

## Nuffield House, 41-46 Piccadilly, London W1J 0DS

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