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Peter Oliver



Pembury Road, Tunbridge Wells, TN2 3DL

- ▼ Superb First Floor Flat
- ▼ 2 Double Bedrooms
- ▼ 2 Bathrooms
- ▼ Lounge/Diner & Balcony
- ▼ Kitchen/Breakfast Room
- ▼ Allocated Parking



### EPC RATING

Current:  
80 | C

Potential:  
81 | B

**Guide Price:**  
**£400,000 - £425,000**





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\*\* Guide Price: £400,000 - £425,000 \*\* This delightful two double-bedroom first floor apartment is very well-presented and provides excellent space for the new owners with large bright rooms. Entering the modern purpose-built property through a communal entrance, the apartment is accessed by its own private front door. Once inside the space is immediately evident consisting of two double bedrooms (the master having its own en-suite shower room, the second having in-built wardrobes) a family bathroom, large open plan lounge/diner and separate kitchen with a lot of storage and worktop space. This room is also large enough to comfortably accommodate a breakfast table and chairs and has a number of integrated appliances including fridge/freezer, double oven and dishwasher. The aforementioned lounge/diner is deceptively spacious and will provide easily for large furniture and sofas and offers access to a large balcony which spans almost the full width of the property. The apartment also comes with two allocated parking spaces and use of the attractive communal grounds. Location wise, it's very convenient indeed being just a short walk from Tunbridge Wells town centre with its popular shopping centre, bars, restaurants and mainline railway station with regular services to Charing Cross in under one hour. The historic Pantiles are a particular tourist highlight and the beautiful scenery of Dunorlan Park is right on the doorstep. There is also very easy access by road to the A21 with links to the M25 and beyond. This is a really desirable property offering both space and a share of freehold in a sought-after location. Viewing is highly recommended by us.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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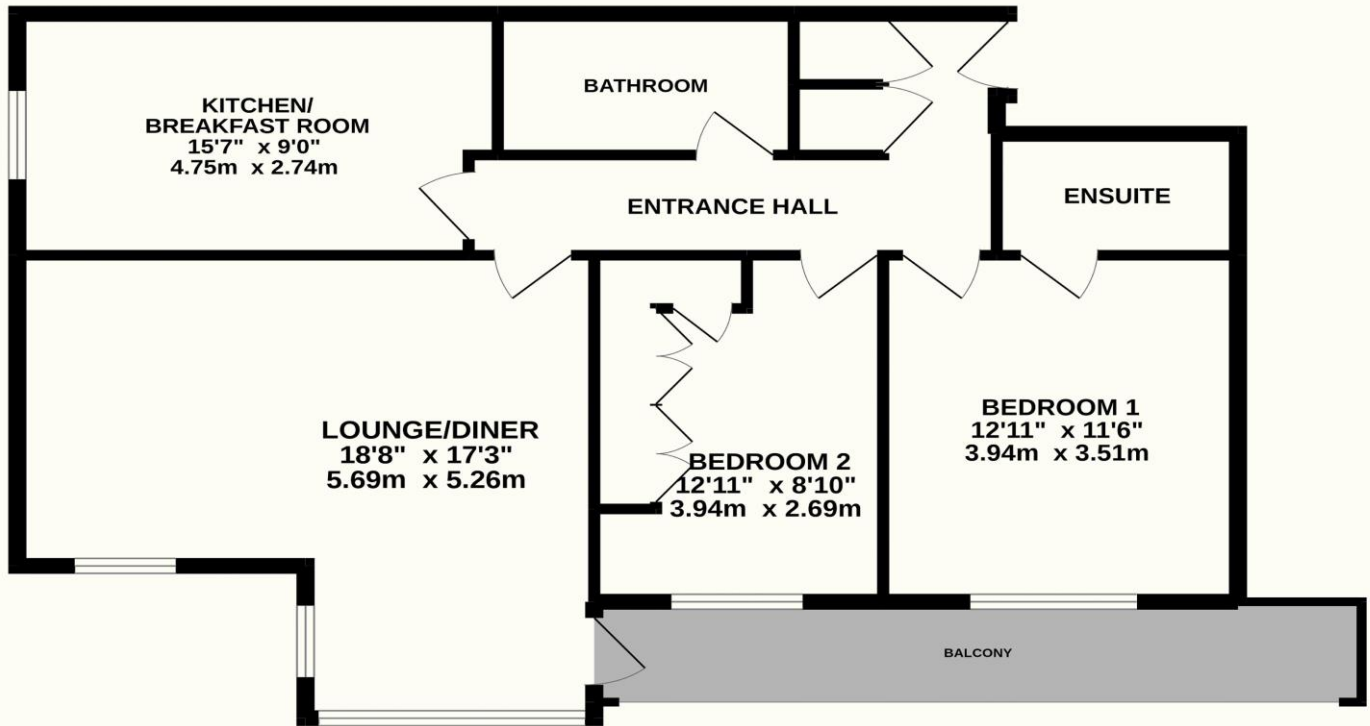
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TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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.  
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TENURE: Share Of Freehold

ANNUAL SERVICE CHARGE: £180 per month

GROUND RENT: N/A

COUNCIL TAX BAND: C

LEASE LENGTH: 100 years

**Details provided by owners and would need to be verified before purchase**

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