



Connells

Heathfields Sandrock Road
Tunbridge Wells



Property Description

A superb two bedroom second floor apartment which is flooded with light throughout. The two bedrooms both offer space for double beds. The lounge is dual aspect with windows to the front and rear and access onto a balcony with lovely views over the communal garden.

The accommodation comprises of, communal entrance with both stairwell and lift, Private entrance hall, bedroom two, bathroom, bedroom one, fitted kitchen, dual aspect lounge, balcony and a garage en bloc and communal garden.

Located on Sandrock Road this apartment is only 0.5 miles away from the popular Royal Victoria Shopping centre and the town centre. It is around 1 mile away from Tunbridge Wells high street and the Mainline railway station at Tunbridge Wells which offers regular services into London within an hour and Hastings in the opposite direction. Dunorlan Park is under half a mile away and allows for exercise in its 78 acres of beautifully landscaped gardens and boating lake. The A21 allows a road link to London and is only 1.6 miles from the property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Cloakroom

Lounge/Dining Room

11' 4" Max x 20' 5" Max (3.45m Max x 6.22m Max)

Kitchen

8' 9" Max x 8' 6" Max (2.67m Max x 2.59m Max)

Bedroom One

13' 4" Max x 10' 4" Max (4.06m Max x 3.15m Max)

Bedroom Two

9' 8" Max x 9' 11" Max (2.95m Max x 3.02m Max)

Bathroom

Outside

Communal Gardens

Garage En-Bloc









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2725.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406192

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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