



Strawberry Hill House, 65 Broadwater Down, Tunbridge Wells TN2 5FP

Guide Price £276,000 Leasehold

When experience counts...

est. 1828  
**bracketts**



Strawberry Hill House is a stunning development of assisted living apartments designed to support an independent lifestyle but with the option of care and support services. The development offers a high standard of living in a safe, secure and low maintenance environment, with the company of like-minded neighbours. Flat 7 is located on the first floor, with views to the horizon at the rear.

OUTSIDE There is off road parking for one car and visitors' parking is also available. There is a communal garden for use of the residents.

AGENT'S NOTE The asking price includes a 20% discount. The Lease states that any resale must also include the same discount. Please ask for further information.

- Stunning Retirement 2 Bedroom Apartment
- First Floor Apartment with Juliet Balcony
- Domestic Assistance
- Wheelchair Friendly
- Storage and Charging Points for Mobility Scooters
- Secure Gated Entrance
- Intruder Alarms
- Fabulous Communal Areas
- Lift
- Free Wifi in Communal Lounge and Library





### **LOCATION:**

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### **Additional Information:**

Council Tax Band: D

### **Leasehold Information:**

The property is Leasehold

Lease Term: 99 years

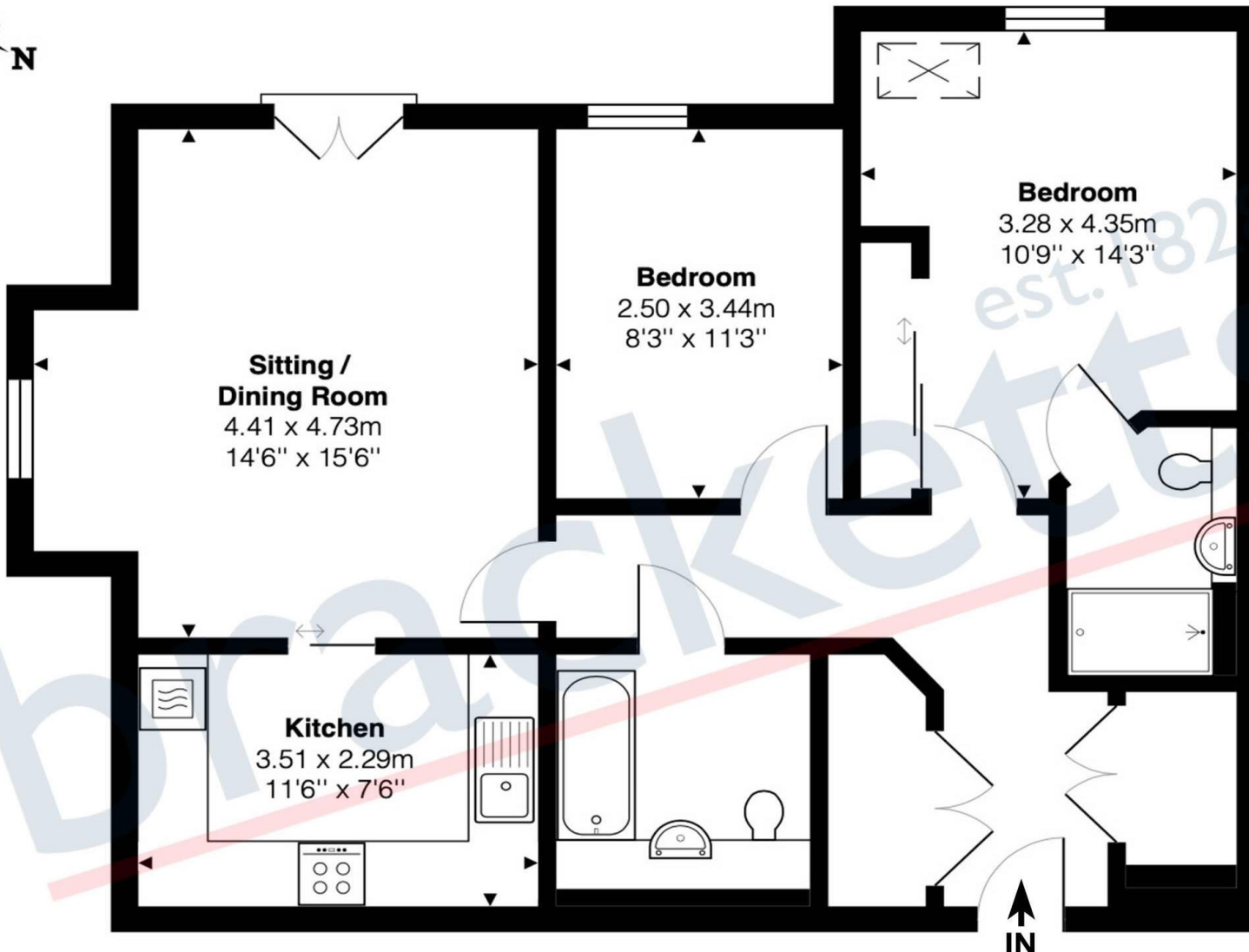
Service Charge: £465 per calendar month

Ground Rent: £125 per annum with no rental increases



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**Gross Internal Floor Area Approx**  
801 sq ft (74.4 sq m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		