



London Road, Tunbridge Wells, Kent TN1 1DX
Guide Price £525,000 Share of the Freehold

When experience counts... **bracketts** est. 1828

Forming part of an imposing detached rendered building, whose front elevation overlooks The Common, this converted second floor apartment is offered for sale free of any forward chain. Access to the property is through well maintained communal grounds to the rear of the building where the communal staircase leads to this flat and just two others. There are beautiful views to the front, side and rear, giving a wonderful outlook over the Common at the front, Trinity Church at the rear, and towards the wooded Common at the side. The rooms have generous proportions, with the reception room with a large bay with New England shutters. The kitchen / dining room enjoys a dual aspect and has integrated appliances. Bedroom 1 is located at the rear and boasts an en suite shower room, whilst a family bathroom serves the two further bedrooms. Property in such a prime central location is always at a premium. From this location, access to the Royal Victoria Place shopping centre and the pedestrianised precinct is within a few hundred yards, the property is literally opposite The Common which has approximately 250 acres of amenity space. Tunbridge Wells mainline station is about 0.33 of a mile distant. The property requires a little updating and attention but, in such a prime central location, is likely to be of interest to a variety of purchasers.

- Located opposite Tunbridge Wells Common
- Prime Location
- 2nd Floor
- 3 Bedrooms
- Kitchen / Dining Room
- Bathroom
- High Ceilings
- Triple Aspect Views
- No Onward Chain
- Access to the Communal Garden





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:

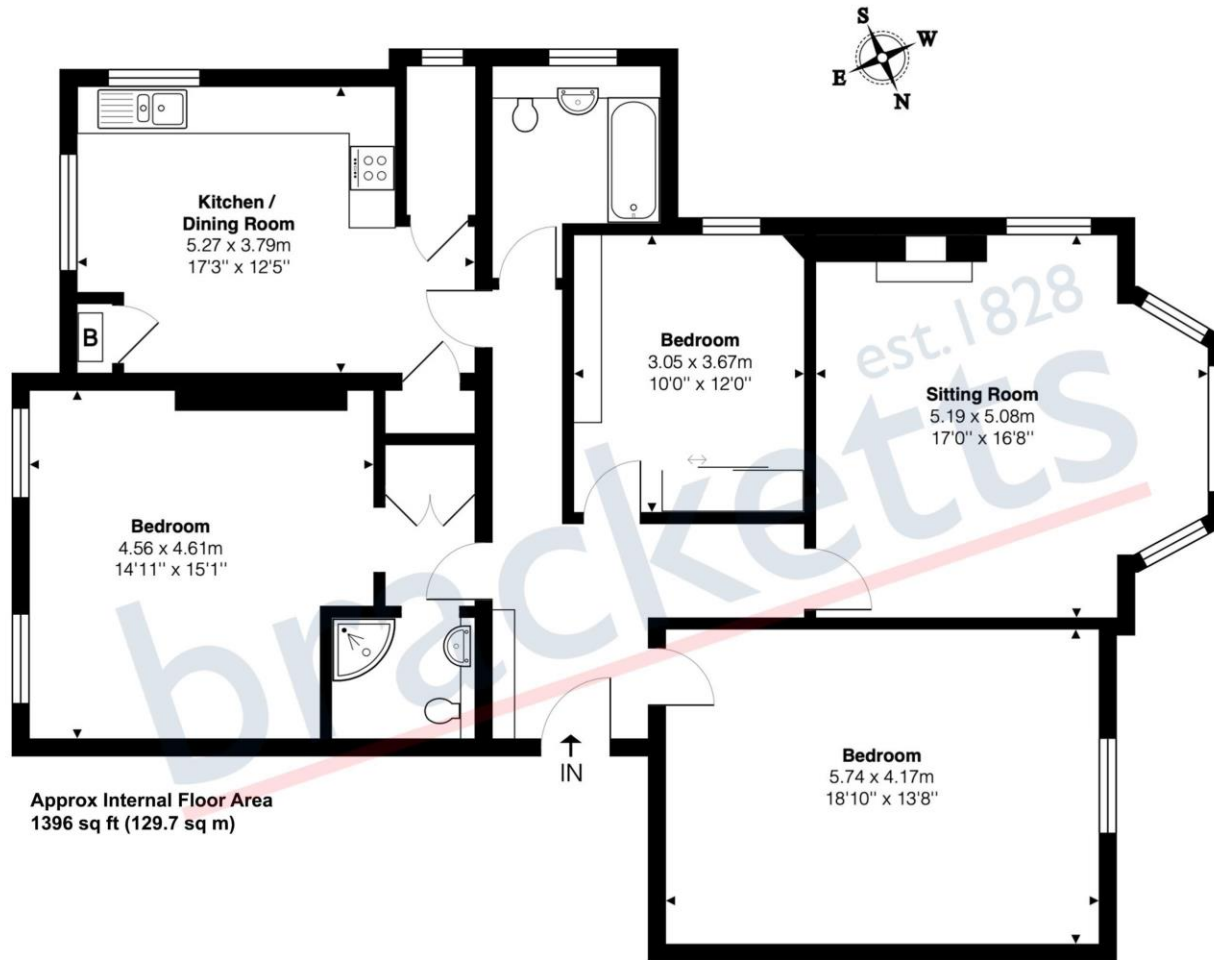
The property is Leasehold with a Share of the Freehold

Lease Term: 997 years from 17 July 1978

Service Charge: £155 per month



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	77
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		