



Flat 3, 1 Nevill Terrace, Tunbridge Wells, Kent TN2 5QY

Guide Price £175,000 Leasehold

When experience counts...

est. 1828  
**bracketts**



Located close to The Pantiles, The Common and Brighton pond in the favoured south side of the town, this end-of-terraced, top floor, split level, one bedroom apartment has NO ONWARD CHAIN. The apartment is accessed via a communal front door at the front of the building, directly opposite the Smith and Western at Tunbridge Wells West Station, and is possibly the closest home to Sainsbury's. Having been let to the same tenant for 16 years, there is gas central heating and a valid EICR electrical safety certificate. The fire door and fire alarm system are in place and the owner advises that the windows were refurbished around 12 years ago. There are elevated and interesting views from this apartment, which boasts a front to back aspect. There is a modern kitchen and bathroom, which has a shower above the bath, and glass brick windows giving borrowed light from the spacious entrance hall.

- Top Floor
- 1 Bedroom
- End-of-Terraced
- South Side
- Close to Pantiles & Station
- Modern Kitchen
- Bathroom with Shower Above
- No Onward Chain
- Views
- Gas Central Heating





### 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. 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.

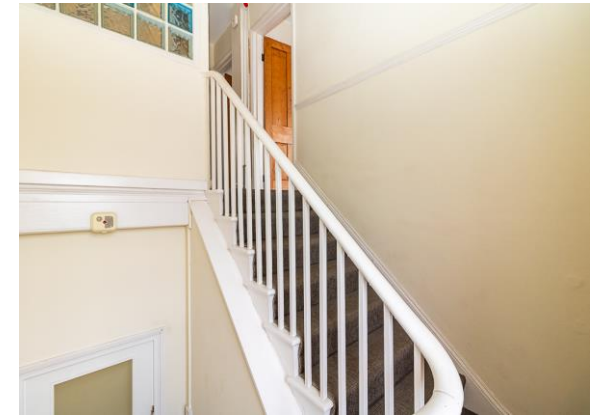
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### Additional Information:

Council Tax Band: B

### Leasehold Information:

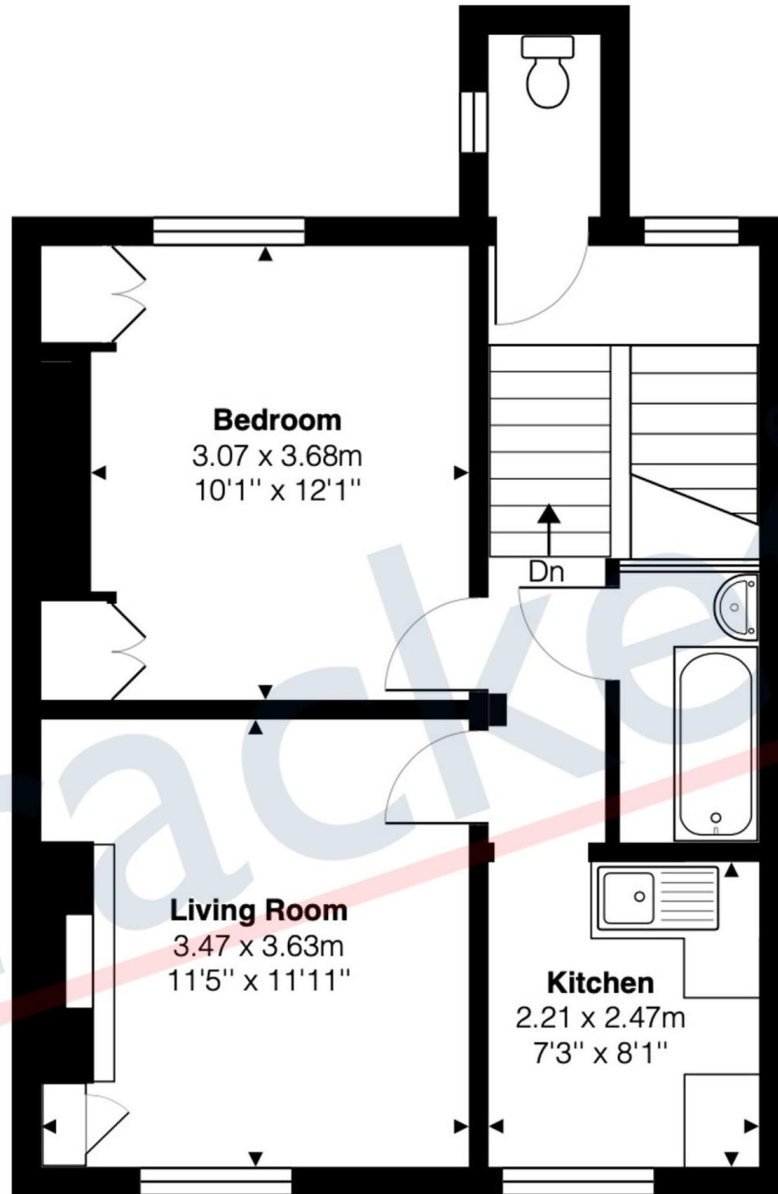
The property is Leasehold  
Lease Term: 189 years from 16 July 1982  
Service Charge: £1,200 per annum  
No Ground Rent payable



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



**Gross Internal Area  
Approx  
486 sq ft (45.1 sq m)**