



Mount Pleasant Road, Tunbridge Wells, Kent, TN1 1QG

Guide Price £700,000 Leasehold

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**bracketts**

A well presented two bedroom first floor flat, conveniently situated in the centre of Tunbridge Wells, the flat is light and airy with a modern kitchen and bathroom. just a few minutes' walk from Tunbridge Wells Common, the Royal Victoria Place shopping centre, pubs and restaurants, the Amelia, library and two theatres. The mainline station is just a short walk from the property offering services to London from 42 minutes. The famous Pantiles and historic old High Street are approximately 0.5 of a mile away with a varied array of independent shops, cafes and boutiques.

We recommend an early viewing, this property would be Ideal for a first time buyer or investment buyer.

- 2 Bedroom Modern Apartment
- First Floor
- Modern Kitchen and Bathrooms
- Light and Airy
- Central Town Location Close to Station
- Lift
- Video Entry Phone





## 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: C

## Leasehold Information:

Lease Term: 121 years

Ground Rent: £75 per annum

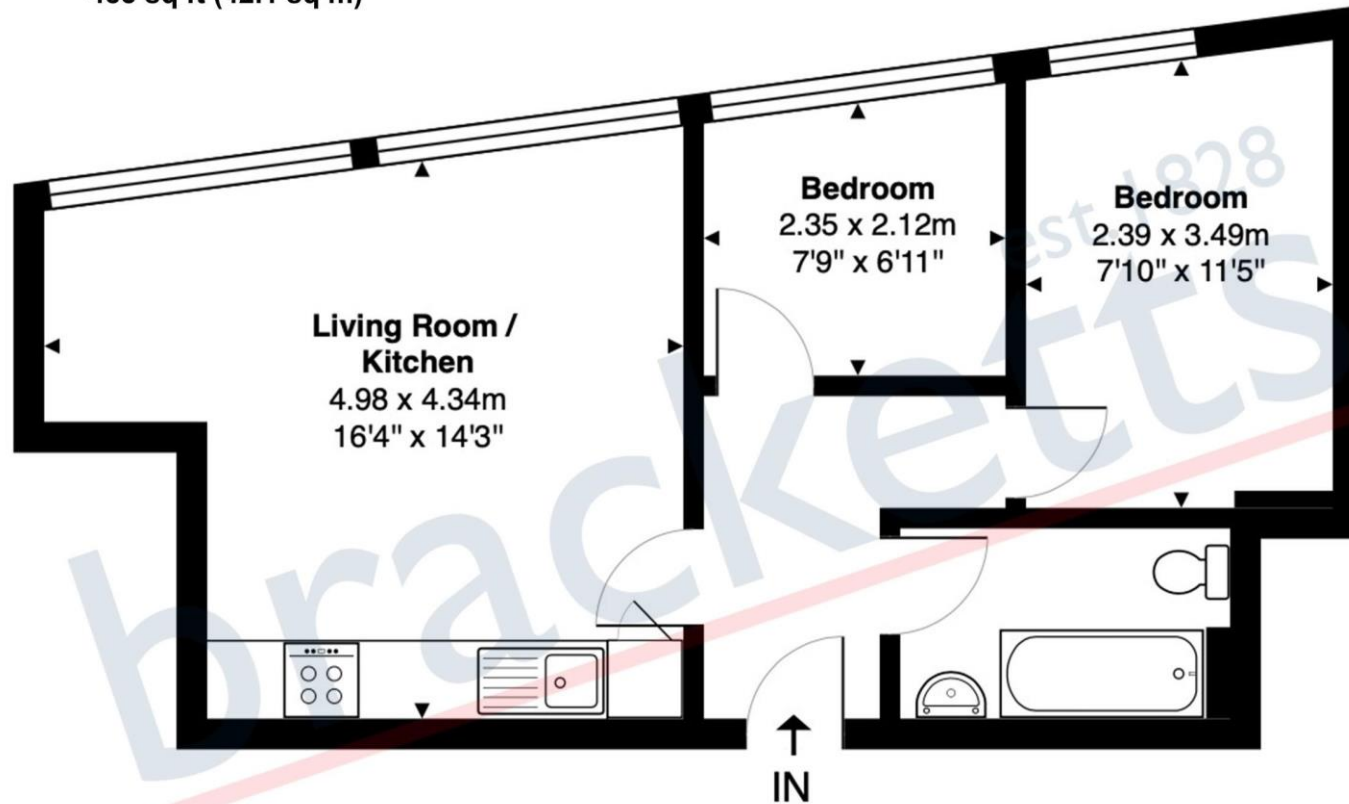
Service Charge: £2,105.96 per annum



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Gross Internal Floor  
Area Approx  
453 sq ft (42.1 sq m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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