

6 Lake Court, Medway Drive, Tunbridge Wells, Kent TN1 2FH Guide Price £252,000 Leasehold When experience counts...



A two bedroom apartment in a modern development close to the town centre with attractive views over the pond at Grosvenor and Hilbert Park. A perfect apartment for first time buyers or investors looking for something modern, low maintenance and ready to move straight into. Situated in a desirable area with excellent public transport links, local amenities and nearby parks, this property offers convenience and tranquility. As you enter, you will find a spacious open plan kitchen / living room with a balcony giving views over Grosvenor and Hilbert Park, providing a versatile living and dining space for relaxing and entertaining, the kitchen is modern and well fitted with Shaker-style units. Both bedrooms are doubles providing ample space for comfortable living. The flat has a bathroom off the hall and an en suite in bedroom I offering privacy and convenience. There is the possibility of purchasing an additional private underground parking space – please contact Bracketts for further details. This property is perfectly suited for people who appreciate the benefits of a peaceful location while being close to transport links and local amenities. Contact us today to arrange a viewing.

- A Convieniently Located Apartment
- Views Over the Pond In Grosvenor & Hilbert Park
- 2 Double Bedrooms
- Main Bathroom & En Suite
- First Floor
- Close to Tunbridge Wells Town Centre
- Parking
- Secure Gated Development
- Balcony
- No Forward Chain













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: 125 years from 24 December 2009 Service Charge: £1,780 for 2023-2024 Ground Rent: £125 pa with no increase for the foreseeable future

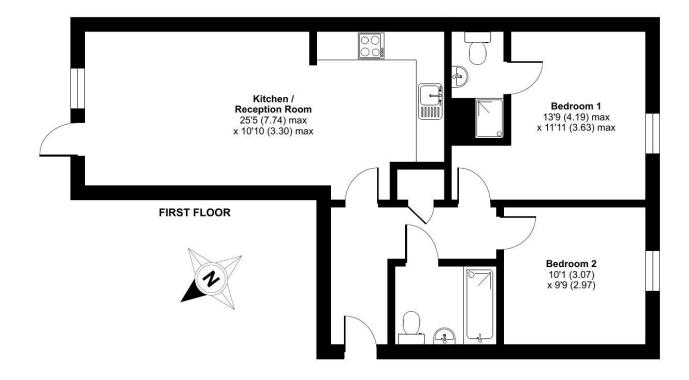


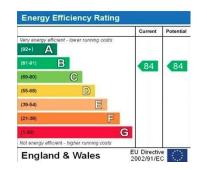




Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.

Approximate Area = 675 sq ft / 62.7 sq m For identification only - Not to scale





27-29 High Street Tunbridge Wells, Kent TN1 IUU 01892 533733 tunbridgewells@bracketts.co.uk



When experience counts...