



43C Broadwater Down, Tunbridge Wells, Kent TN2 5NU

Guide Price £750,000 Leasehold

When experience counts...

est. 1828  
**bracketts**

An elegant and spacious ground floor apartment with its own entrance, arranged over two floors, retaining many period features including an impressive marble fireplace in the Drawing Room, large sash windows, high ceilings, deep skirtings and wooden floors. There is a delightful kitchen with dining area, double glass doors lead you to your parking. The main bedroom is spacious with a period fireplace and a large sash window overlooking the garden and two further bedrooms both have views of the garden from bay windows. The utility room is located in the lower ground floor, accessed via steps leading down from the hallway where there is a large main reception space with a number of rooms giving the possibility (subject to planning) to be converted. The stunning garden has been thoughtfully planted with flowering shrubs, plants and trees with a generous landscaped lawn. The patio is accessed through the sitting room giving a secluded place to sit, ideal for enjoying views of your garden and outside dining. The apartment has its own parking space and a detached garage. Broadwater Down is a very peaceful and desirable tree lined avenue, the apartment sits behind very mature, tall, hedging next to St Marks church, with The Pantiles situated approximately a mile away with the station a little further at about 1.3 miles.

- An Elegant 3 Bedroom Period Apartment
- Many Period Features
- Own Entrance
- Attractive Kitchen / Breakfast Room with Door to Parking Space
- Drawing Room with Large Sash Windows and Doors to the Garden
- Main Bedroom with Large Windows giving Views of the Garden
- Two Further Bedrooms
- Utility Room in the Cellar with Potential to Extend (subject to planning)
- Stunning Gardens with Beautiful Planting





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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: D

## Leasehold Information:

The property is Leasehold - 189 yrs. from 15 November 1993

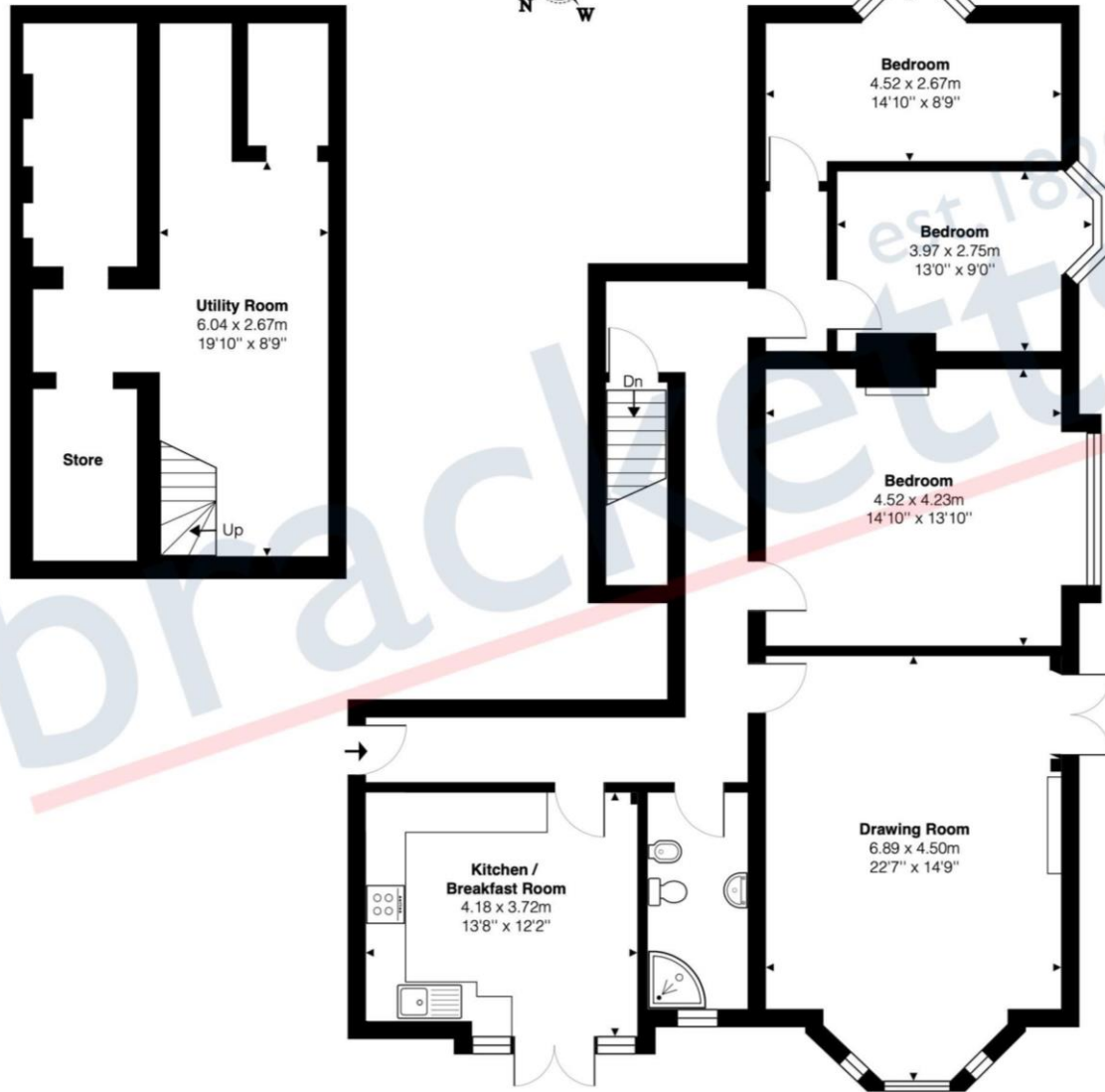
Ground Rent £0

Service Charge £0



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Gross Internal Area Approx 156.3 sq m / 1682 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	68
(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	