



Flat 1 Allen Gardiner House, Pembury Road, Tunbridge Wells, Kent TN2 3DJ

Guide Price £799,950 Share of Freehold

When experience counts...

est. 1828  
**bracketts**



Located on the ground floor of this magnificent, substantial, detached Edwardian home nestling in mature gardens, set well back from the road with allocated parking for two cars, its own garden, high ceilings and beautiful décor. The communal entrance is reached via the original timber double doors which open to a spacious and elegant entrance hall. This large apartment comprises 1285 square feet / 119.4 square meters and enjoys an aspect to the front, rear and side, enjoying exclusive use of its own garden directly accessed from the large, elegant reception room which leads directly onto a large communal lawn. There is a stylish bespoke fitted kitchen / breakfast room, with painted units, Quartz worktops and a china Butler sink (all the appliances are available by separate negotiation). There are two double bedrooms, both with fitted wardrobes and the principal bedroom has en suite facilities. There is also a large family bathroom.

Of particular note are the high ceilings, elegant period features, wall panelling, fitted bookshelves, wardrobes and beautiful stylish décor.

- Excellent Décor
- 2 Double Bedrooms
- Fitted Wardrobes
- Large Reception Room
- Stylish Fitted Kitchen / Breakfast Room
- Bespoke Shelving Unit
- Bathroom + En Suite Shower
- Own Garden
- Ground Floor
- 2 Parking Spaces







## 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 with a Share of the Freehold

Lease Term: 125 years from 01 January 2000

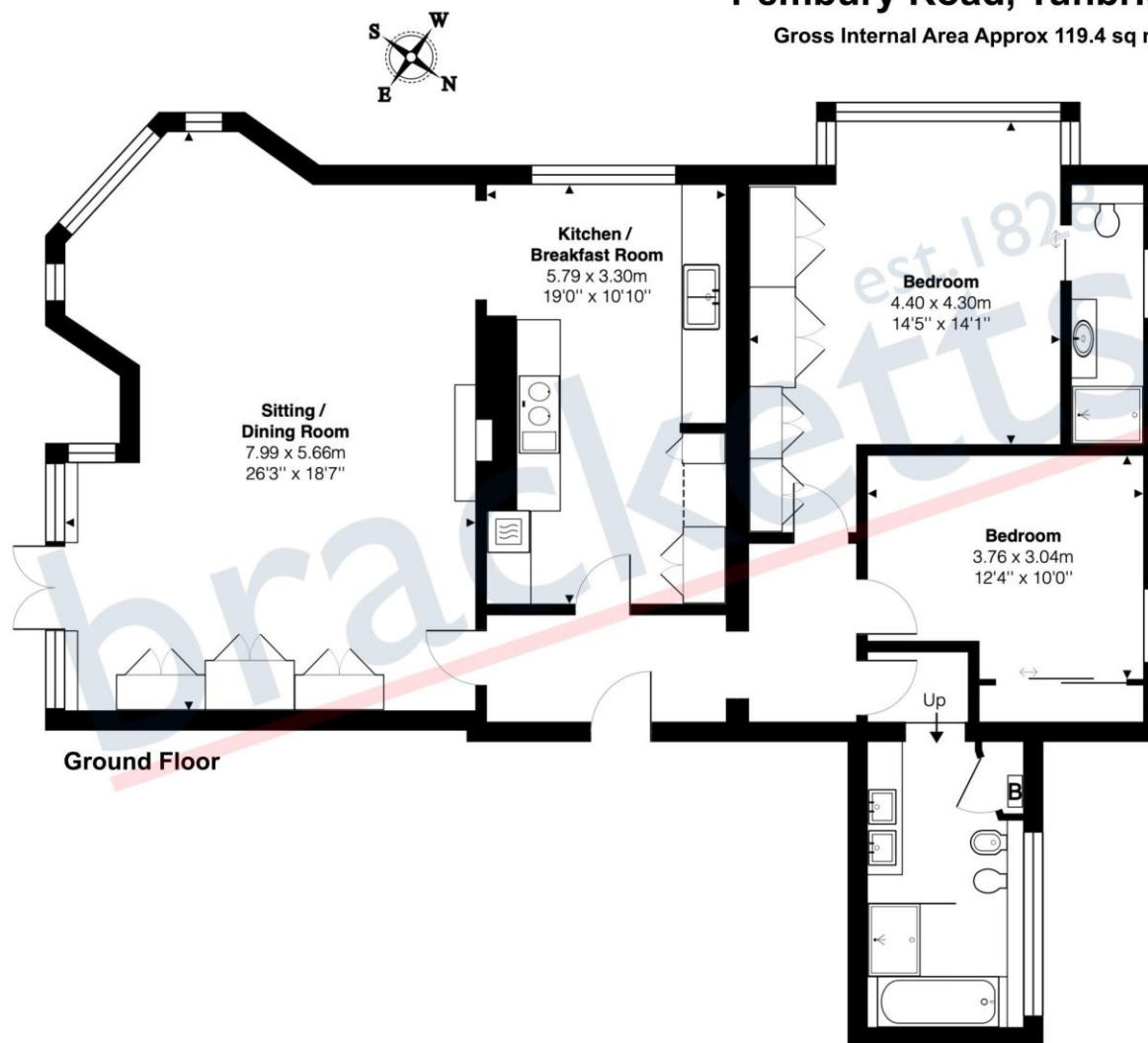
Service Charge: £3,600



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Gross Internal Area Approx 119.4 sq m / 1285 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

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>		
(39-54) <b>E</b>	58	75
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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