



23a Beulah Road, Tunbridge Wells, Kent TN1 2NS

Guide Price £239,500 Leasehold

When experience counts...

est. 1828
bracketts

Enjoying a most convenient location within the highly regarded St James' area of Tunbridge Wells, being within just a few hundred yards of the individual retailers and eateries in Camden Road and a quarter of a mile from the Royal Victoria Place shopping centre and pedestrianised precinct. Access into Grosvenor & Hilbert recreation ground is a similar distance and the mainline railway station is about a mile away. This garden floor apartment forms part of an imposing double fronted Victorian building and the apartment benefits from its own private front door and small rear terrace, accessed from its bedroom. The property is thought to be in neat order throughout, has gas central heating and comprises an entrance hall, a good sized bay fronted reception room with a large storage cupboard, a separate kitchen with coloured door fronts, generous tiled splashbacks and integrated appliances. There is also storage off the hallway. Double bedroom with an en suite shower/WC and access to a private courtyard. The property has off road parking in front of the building for the use of the residents.

- Favoured St James' Area
- Close to the Town's Amenities
- Garden Floor Apartment
- Own Private Entrance
- Bay Fronted Reception Room
- Separate Kitchen
- Double Bedroom with En Suite Shower/WC
- Private Rear Courtyard
- Gas Central Heating
- Off Road Parking Facilities





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: B

Leasehold Information:

The property is Leasehold

Lease Term: 125 years from 24 June 2008

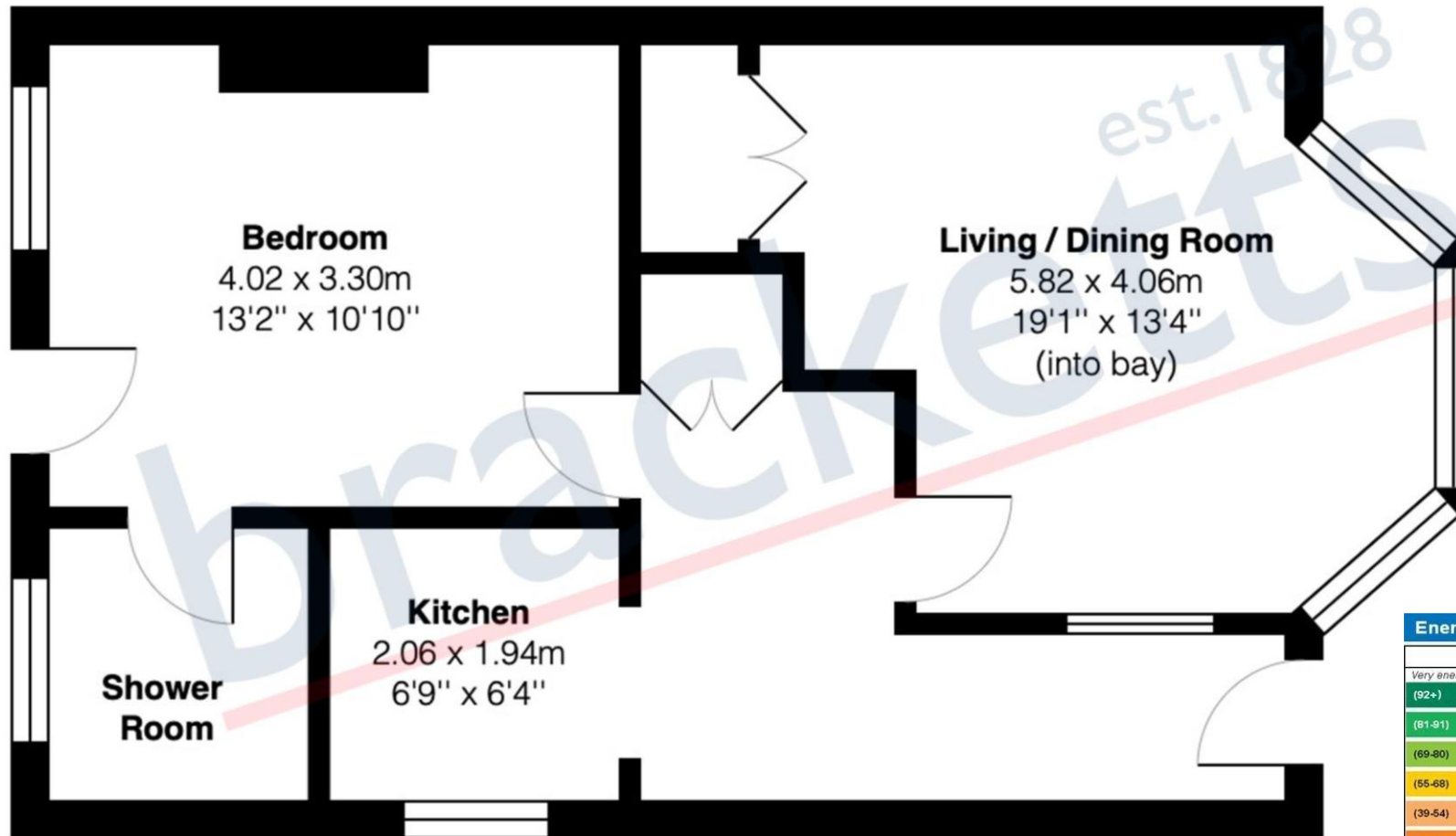
Service Charge: £1,671.16 per annum

Ground Rent: £125.00 per annum



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.

Gross Internal Area Approx 49 sq m / 527 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78

England & Wales EU Directive 2002/91/EC

www.epc4u.com