



1 Calverley Court, 8 Calverley Park Gardens, Tunbridge Wells, Kent TN1 2JN

Guide Price £395,000 Leasehold

When experience counts...

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Coming to the market with no onward chain and offering 1062 sq ft (98 sq m) of space is this ground floor three bedroom apartment tucked away at the head of the cul-de-sac. The 21'0 reception room opens directly onto the superb communal lawn with mature trees and benches throughout the grounds. There are three bedrooms, with one having an en suite and two with fitted wardrobes. There is a family bathroom, neutral décor, double glazing and gas central heating. There is a garage en bloc, the first on the left hand block opposite the apartments. There is front access from steps to the communal front door, or side access to the rear patio doors immediately into the reception room.

- 3 Bedroom Ground Floor Apartment
- En Suite & Bathroom
- Large Sitting Room
- Garage En Bloc
- Gas Central Heating
- Double Glazing
- Southerly Facing Communal Gardens
- Central Location
- 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: E

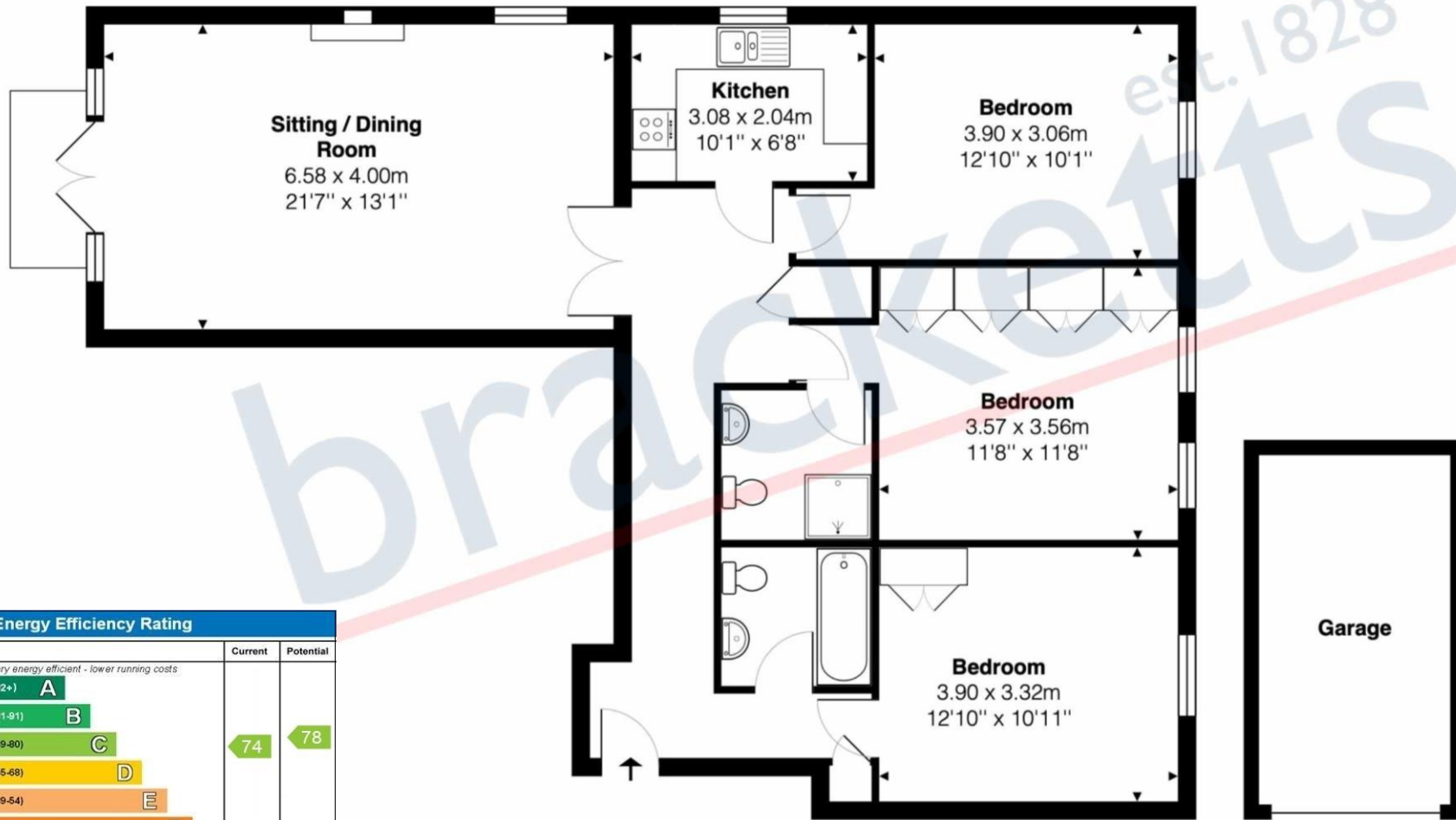
Leasehold Information:

The property is Leasehold
Lease - 999 years from 25 December 1978
Service Charge - currently £2,718.33 per year
Reserve Fund Charge - currently £244.63 per year
No Ground Rent



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Gross Internal Area Approx 99.1 sq m / 1067 sq ft
(Excluding Garage)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Garage
(Not Shown In Correct Location / Orientation)