



Flat 4, 33 Woodbury Park Road, Tunbridge Wells, Kent TN4 9NQ

Offers in Excess of £230,000 Leasehold

When experience counts...

est. 1828  
**bracketts**

A two bedroom, second floor apartment, situated in a large Victorian building, retaining character features, sash windows, high ceilings with decorative coving.

The apartment is situated in a quiet location, the open plan reception room has a large sash window overlooking the communal garden and attractive wooden floors. The kitchen is modern with high gloss units, wooden worktops and a window to the side. Bedroom one has a side aspect and wooden floors. There is a modern bathroom with a white suite, vanity unit and low level WC. There is also a door entry phone.

The large garden is communal, interspersed with mature shrubs, trees, flowering borders and a large area of lawn. There is an allocated parking space with the flat.

- 2 Bedroom First Floor Apartment
- Popular Location Close to Town and a Walk to the Station
- Attractive Period Features
- Well Presented
- Freshly Decorated
- Modern Bathroom
- Modern Kitchen with White Gloss Units
- Communal Garden
- Allocated Parking Space





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

(The Lessees have just purchased Right to Manage which will be completed in April 2025)

Lease Term: 125 years from 27 January 2017

Service Charge: £2,127 per annum

Ground Rent: £150 per annum

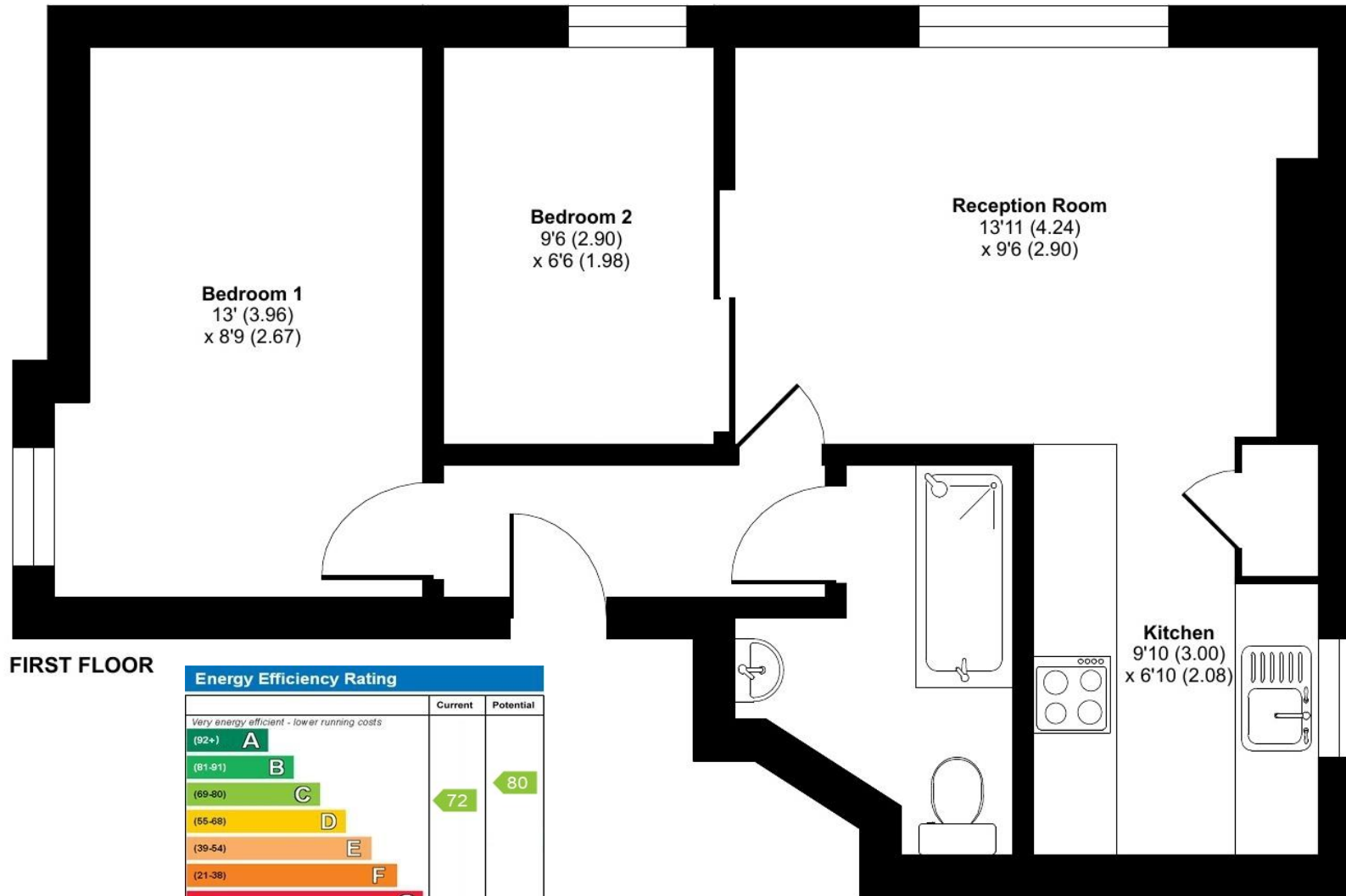


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Approximate Area = 469 sq ft / 43.5 sq m

For identification only - Not to scale



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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>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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