



21 Court Royal, Eridge Road, Tunbridge Wells, Kent TN4 8HT

Guide Price: £250,000 Leasehold

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## Ground Floor Apartment for Over 55s

Set within a well maintained development, this superb ground floor apartment is positioned at the rear of the building, offering a peaceful setting and the added advantage of a private terrace. The property features a spacious open plan dining and reception area, seamlessly connected to a well appointed kitchen with integrated appliances. There are two generously sized double bedrooms, with the principal bedroom benefiting from an en suite shower room, plus an additional modern shower room.

An allocated parking space is conveniently located at the rear of the building, providing easy access. Residents also benefit from a concierge service available on Monday, Wednesday, and Friday from 9 am to 2 pm.

- Ground Floor Apartment
- 1 Allocated Parking Space
- Over 55's
- 2 Bedroom & 2 Bathroom
- Modern Presentation
- Private Terrace
- EPC D
- 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: D

## Leasehold Information:

The property is Leasehold

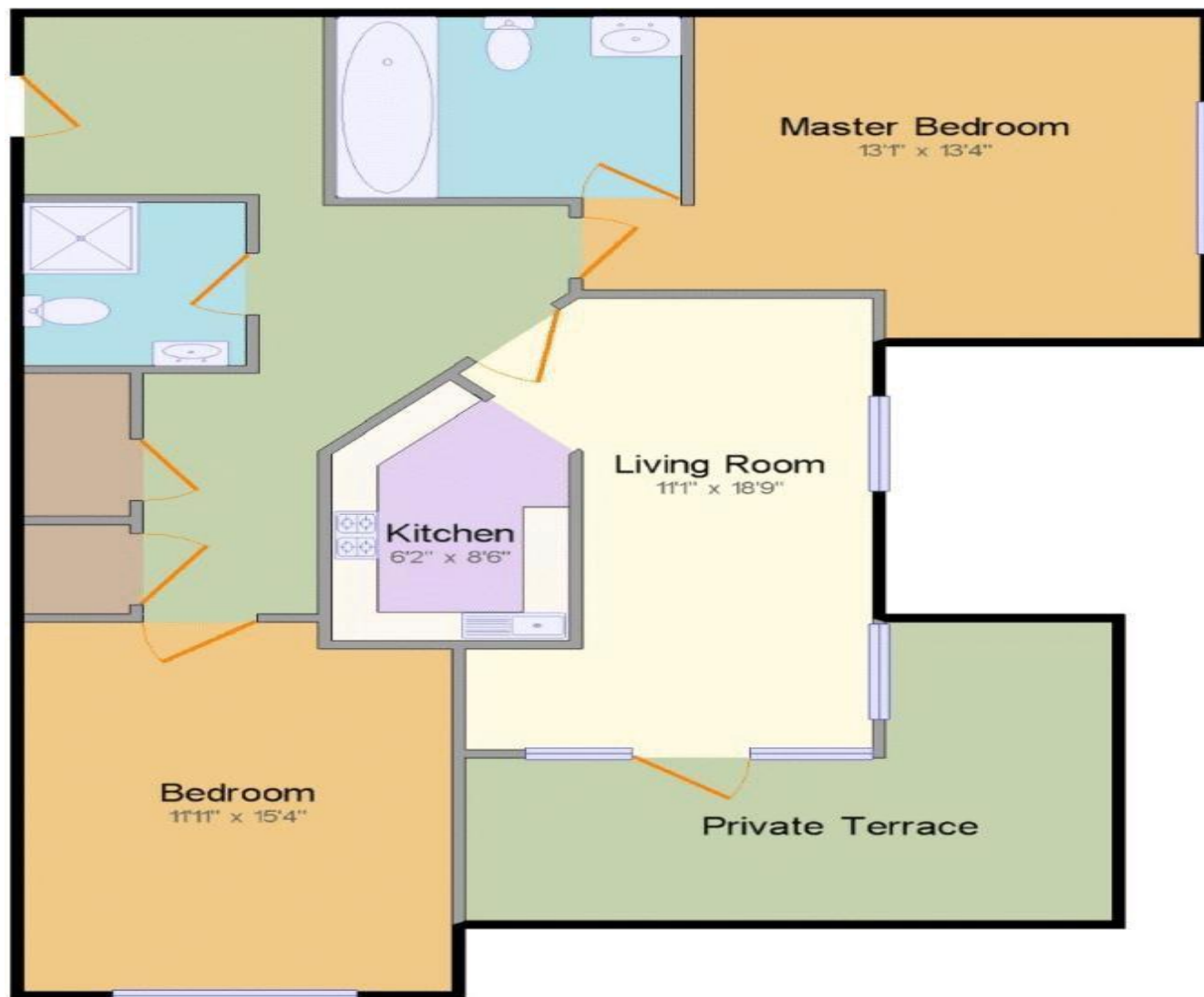
Lease Term: 125 years from 01 April 2001

Service Charge: £2,116.97 per half year

Ground Rent: £467.21 per half year



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Total approx floor area: 1048.0 ft<sup>2</sup> (97.4 m<sup>2</sup>)  
Ground Floor: 1048.0 ft<sup>2</sup> (97.4 m<sup>2</sup>)

## Ground Floor

