



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

Guide Price £650,000 Share of Freehold

When experience counts...

est. 1828
bracketts

Located on the first floor of this magnificent substantial detached Edwardian home, nestling in mature gardens and set well back from the road, this apartment is in excellent decorative order. A particular feature is the exclusive use of a wide and spacious covered balcony which is accessed both from the bedroom and the reception room, that has space for a bistro table and chairs and overlooks the communal rear lawn. There are two allocated parking spaces at the front of the property. The communal entrance is reached via the original timber double doors which open to a spacious and elegant entrance hall with a galleried landing to the first floor. This spacious apartment enjoys an aspect both to the front and back. The stunning through kitchen / dining room has been refitted with a striking modern kitchen with integrated appliances and Quartz worktop which includes a breakfast bar. There is also space for a large dining table. Both the bedrooms are spacious doubles with fitted 'his' and 'hers' wardrobes, both having en suite facilities and windows to the rear. There is a utility room with space and plumbing for a washing machine and tumble dryer, plus a WC and basin. There is oak flooring to the hallway, reception room and principal bedroom. This home is conveniently located for easy access to the A21 which links to the M25 network and Dunorlan Park, with its sweeping vistas and lake, is within 0.3 mile. Tunbridge Wells town centre is just 0.6 mile and the station is 0.8 mile. This home comes highly recommended.

- A First Floor Apartment
- 0.6 Mile from Tunbridge Wells Town Centre
- Reception Room with Balcony
- Stylish Kitchen / Dining Room
- Quartz Worktops
- 2 Double Bedrooms
- 2 En Suite Shower rooms
- Utility / Cloakroom
- Allocated Parking for 2 Cars
- Attractive and Well Stocked Communal Gardens





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. 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:

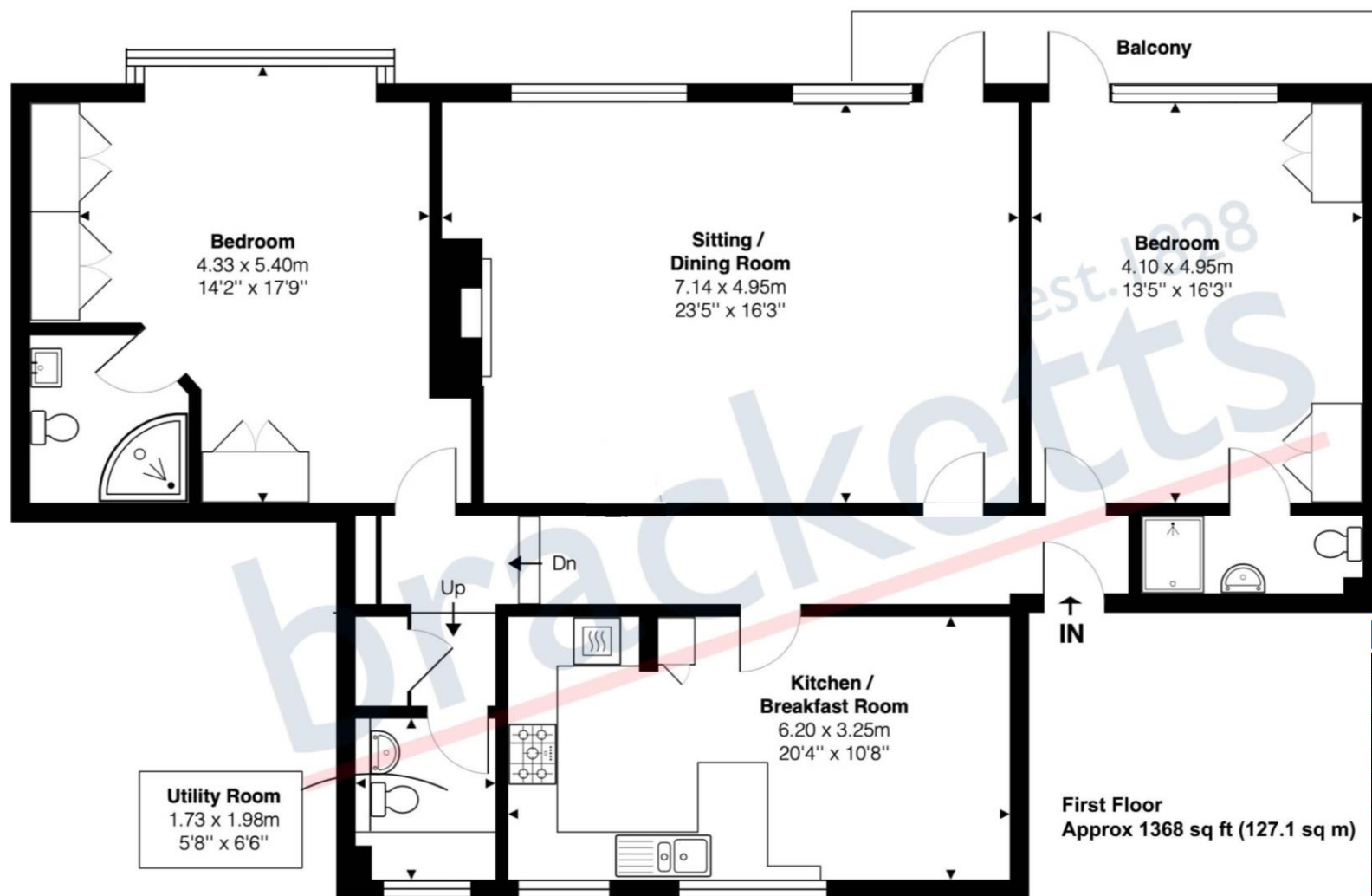
The property is Leasehold with a Share of the Freehold

Lease Term: 125 years from 01 January 2001

Service Charge: £3,606 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.



First Floor
Approx 1368 sq ft (127.1 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WWW.EPC4U.COM