



7 Lakewood Drive, Tunbridge Wells, Kent TN2 3FH

Guide Price £215,000 Leasehold

When experience counts...

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A wonderful opportunity to acquire a spacious, well appointed, modern, purpose-built apartment that is unusually conveyed with a **generous private garden** accessed from both the bedroom and living room.

The accommodation radiates from an entrance hall with storage cupboards and comprises a double bedroom, an internal white bathroom with chrome fittings, a good sized living space with a door to the private rear garden, double doors to a well fitted kitchen with a generous area of work surfaces and integrated appliances. There is a designated parking space.

The property would suit a first time buyer. The building having been popular with investors given its location and relatively modest outgoings.

- A Lower Ground Floor Purpose-Built Apartment
- Spacious Living Room
- Double Bedroom
- Luxury Bathroom
- Fully Integrated Kitchen
- Gas Central Heating
- Double Glazing
- Generous Sized Own Rear Garden
- Allocated Parking Space
- Suit First Time Buyer





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: C

Leasehold Information:

The property is Leasehold

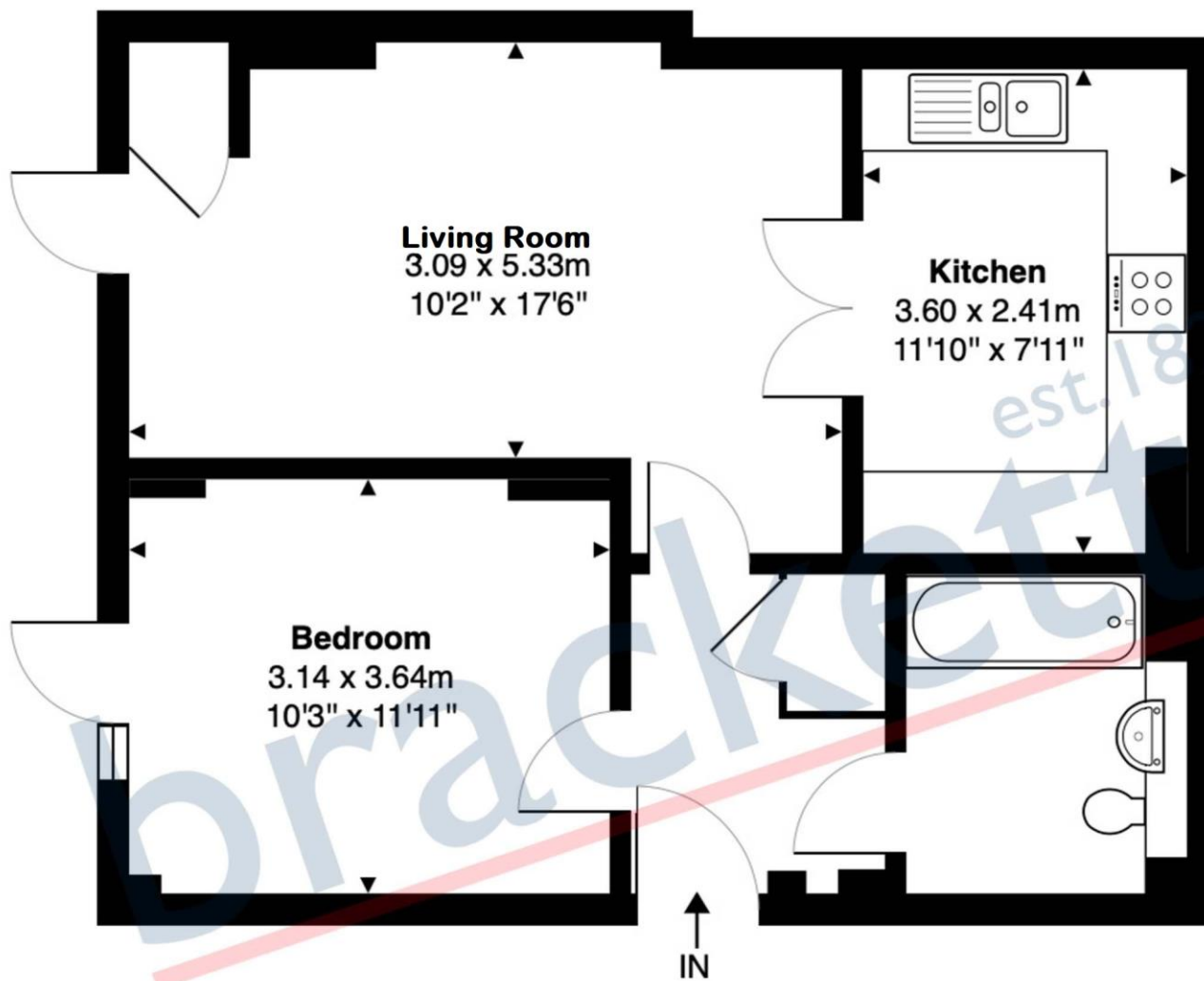
Lease Term: 125 years from 01 June 2015

Service Charge: £2,652 per annum

Ground Rent: £200 per annum



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Living Room
3.09 x 5.33m
10'2" x 17'6"

Kitchen
3.60 x 2.41m
11'10" x 7'11"

Bedroom
3.14 x 3.64m
10'3" x 11'11"



Lower Ground Floor
Approx Internal Area
527 sq ft (49 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

