



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

Guide Price £595,000 Share of Freehold

When experience counts...

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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, of 1078 sq feet, is in excellent decorative order. A particular feature is the exclusive use of a wide and spacious covered balcony which is accessed from the reception room and 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 benefits from newly laid carpet in March 2025. This spacious apartment enjoys an aspect to the front, back and side and has a superb square bay window in the dining area of the reception room. This enjoys views towards St Peters and the Church spire. The well appointed kitchen has integrated appliances and an attractive view towards St Peters. Both the bedrooms are spacious doubles with bedroom 1 having fitted 'his' and 'hers' wardrobes and an en suite shower room and windows to the side. This home comes highly recommended.

- First Floor Apartment
- Views
- Balcony
- Communal Garden
- 18' x 20' Reception / Dining Room
- large Bay Window
- 2 Double Bedrooms
- En Suite
- Fitted Wardrobes
- 2 x Parking Spaces





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 which is within 0.3 mile. 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.

Additional Information:

Council Tax Band: C

Leasehold Information:

The property is Leasehold with a Share of the Freehold

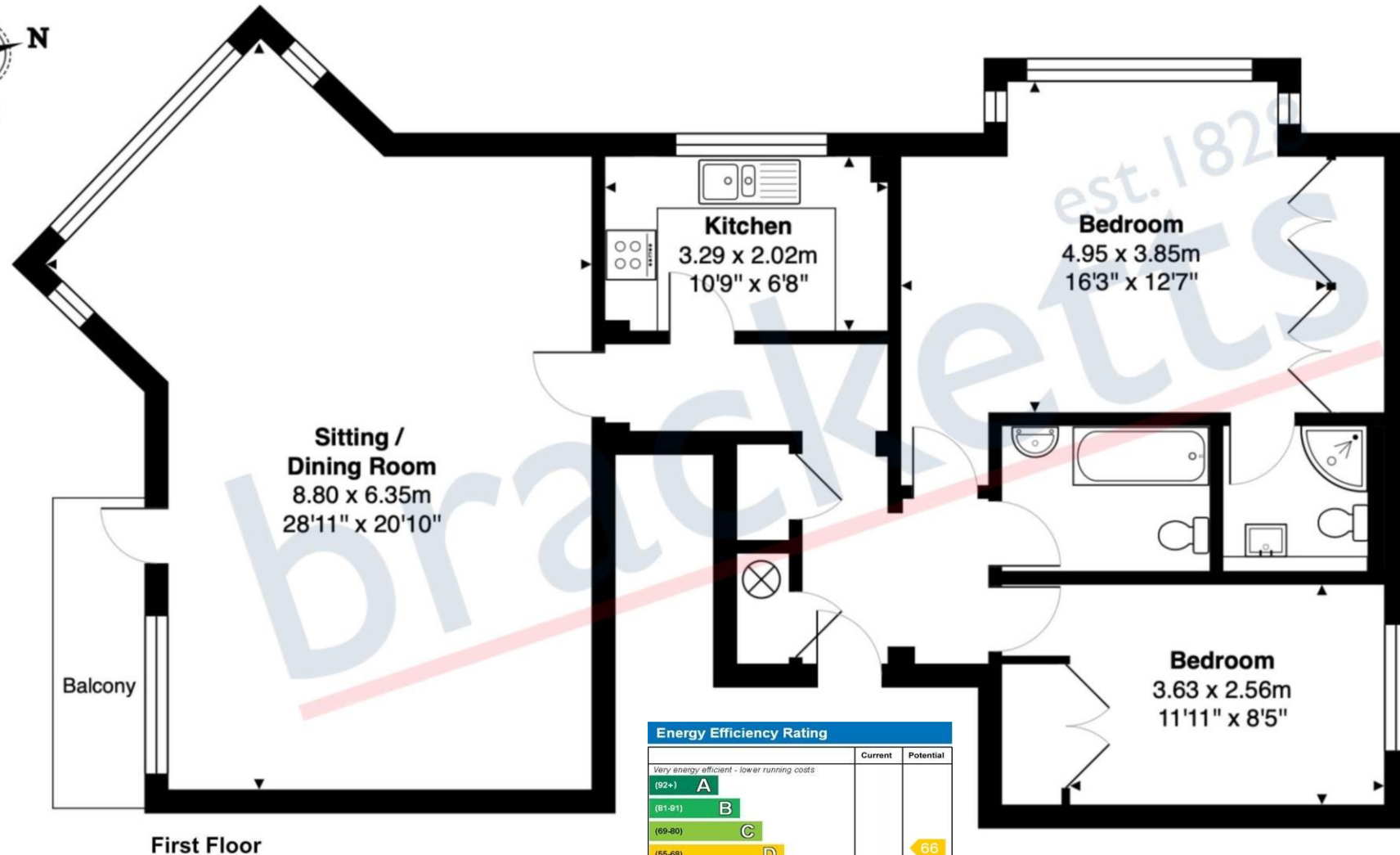
Lease Term: 125 years from 01 January 2000

Service Charge: £3,266.64 per annum



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Gross Internal Area Approx 100.2 sq m / 1078 sq ft



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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