



6 Park House, The Green, Tunbridge Wells, Kent, TN2 3FT

Asking Price £295,000 Leasehold

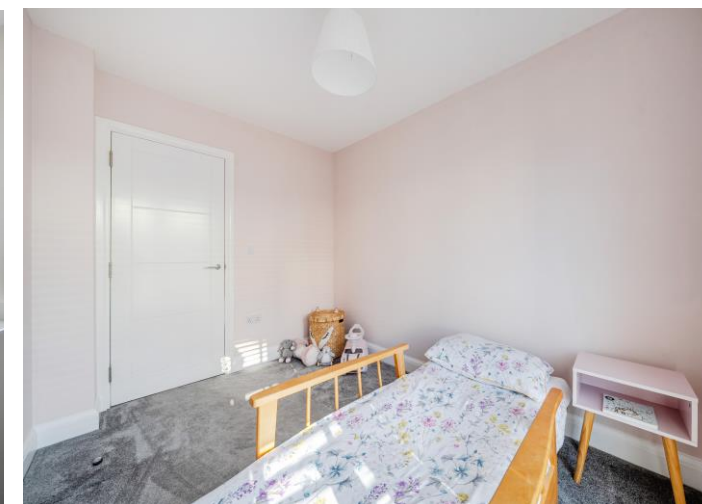
When experience counts...

est. 1828
bracketts

Bracketts is pleased to present this impeccably maintained, high-specification, two-bedroom, two-bathroom first-floor apartment for sale. It's located in the sought-after Knights Park development, constructed by the award-winning developer, Dandara. This bright and spacious apartment features a large, dual-aspect reception room with a balcony and fitted kitchen, two double bedrooms, including one with an en-suite shower room, a main bathroom with a combined bath and shower, two generously sized storage cupboards in the hallway. The building entrance opens onto a wide, open lawn dotted with trees.

The development also includes a convenience store and a school. Parking is provided with the apartment, and visitor parking is available within the development. Additionally, there is no onward chain associated with this sale.

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- DOUBLE ASPECT LIVING ROOM
- BALCONY
- LARGE UTILITY CUPBOARD
- CONVENIENCE STORE AND SCHOOL
- AWARD WINNING DEVELOPMENT





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.

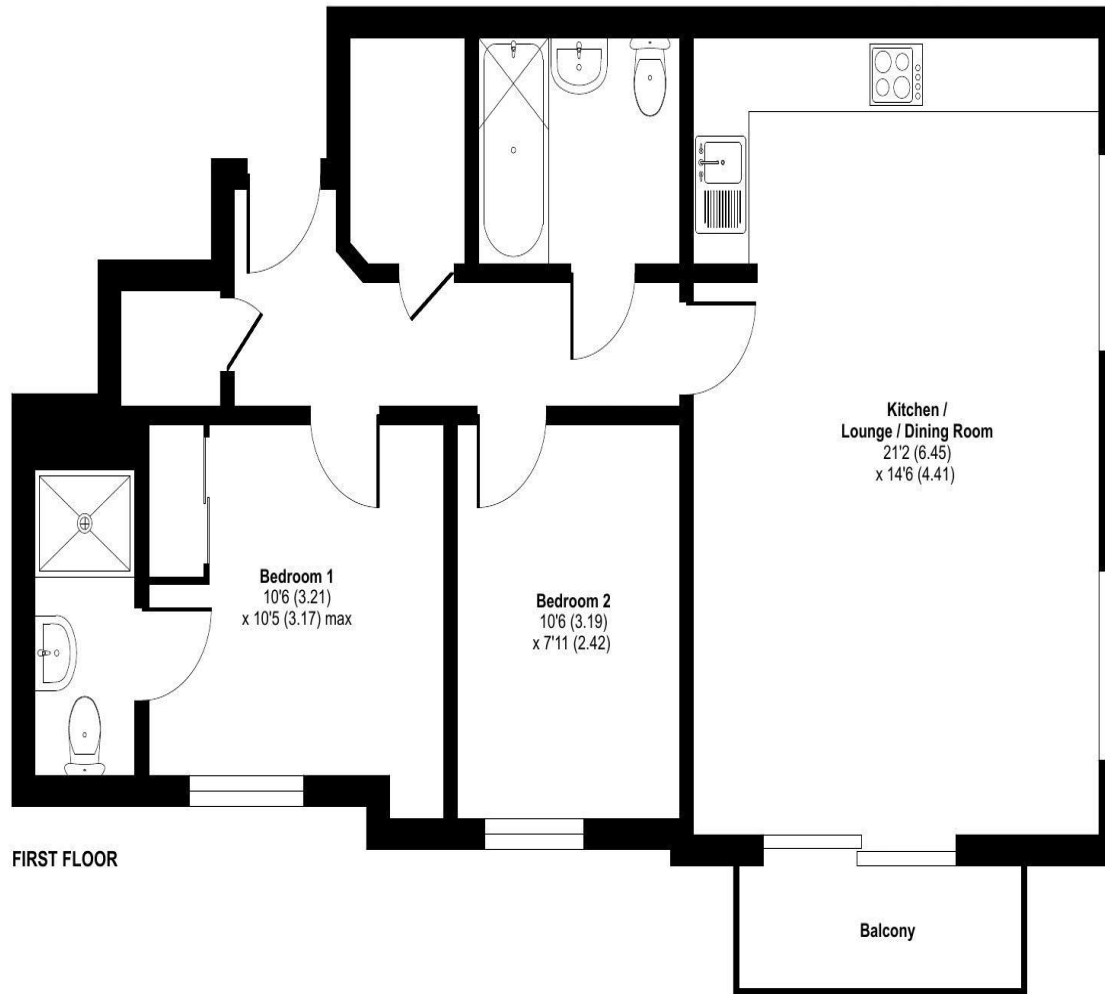
Leasehold Lease Term 999 years from 1st January 2018 with approx 993 years remaining. Service Charge: £2,292 per annum Ground Rent : £250 per annum Lease,



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Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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