



24a Dorset Road, Tunbridge Wells, Kent TN2 5AP
£189,950 Share of Freehold

When experience counts... **bracketts** est. 1828

A well-presented "exclusive over 55's" purpose-built one double bedroom first floor apartment with garage set in a desirable quiet location in Hawkenbury , within a stone's through of a local One Stop shop and a popular local butchers. Regular bus service to the Town Centre, Sainsbury's and Speldhurst. The open green spaces of Hawkenbury Recreation are within a few hundred yards at the end of the road whilst Tunbridge Wells town centre and station are within 1.3 miles. Share of Freehold 999 year lease from 8 November 2016, Service Charge approx. £41 per month. Buildings Insurance approx. £250 per annum. The apartment is very well presented and bright with an aspect to the front. The accommodation consists of a good size living/dining room, kitchen, double bedroom with double wardrobe and shower room and is ready for someone to move in. There is double glazing and electric heating, a long lease with very low service charges, plus a share of the freehold. The well fitted kitchen has integrated appliances, and a window to the front. There is a separate double door utility cupboard with plumbing for a washing machine (available by separate negotiation). The modern shower room has been refitted by the current vendor and offers a stylish and mobility friendly modern option. Airing cupboard housing hot water direct cylinder. Access to loft space with light.

- Exclusive over 55's apartment
- Hawkenbury location close to local shop
- First Floor
- Reception Room
- Modern Kitchen
- Modern Shower-room
- built in cupboards / good storage
- Double bedroom
- Excellent decorative order
- Garage en bloc





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: C

Leasehold Information:

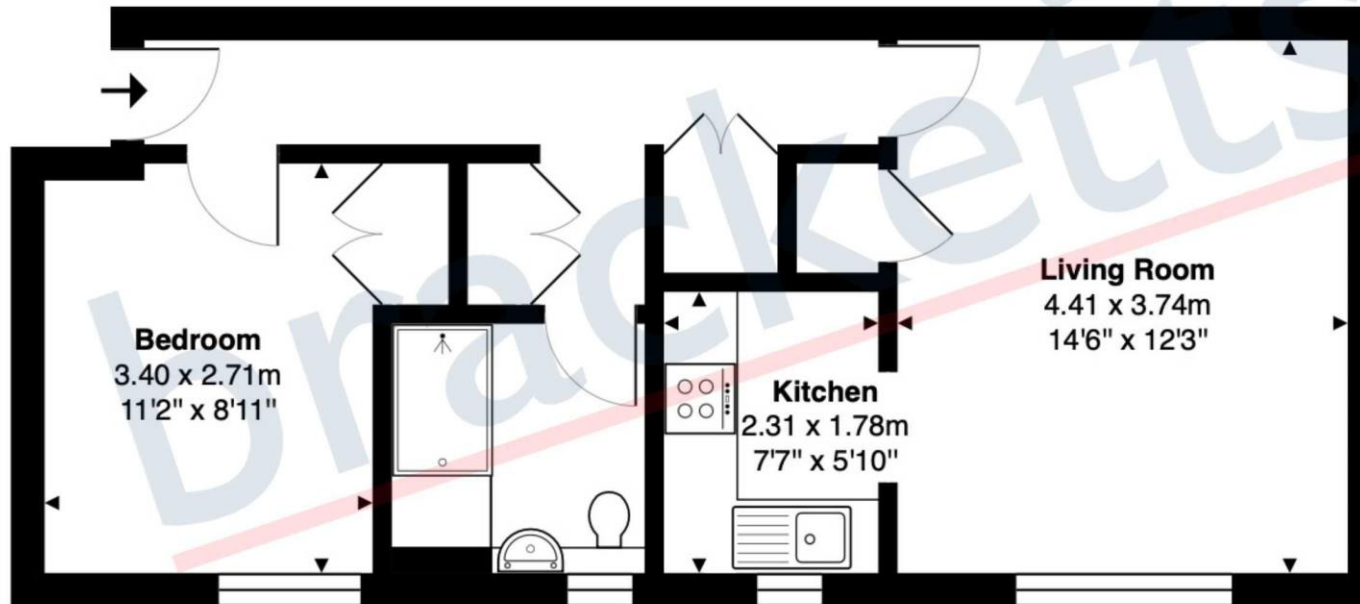
The property is Share of Freehold
Lease Term: 999 years from 8 November 2016
Service Charge: £41 per month
Buildings Insurance: £250 per annum



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.

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Gross Internal Area Approx 46.6 sq m / 501 sq ft



First Floor

Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	