



70 Edison Court, Exchange Mews, Culverden Park Road, Tunbridge Wells,

Asking Price £205,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this is a very well-presented one-bedroom apartment, decorated to a high standard. It's situated on the third floor of a smart building in the prestigious Exchange Mews development in Culverden Park, and there is a lift for easy access. The building features a secure entry phone system and security tag access to the well-maintained communal hallway, where you'll find the lift. The apartment itself comprises an entrance hall leading to an open-plan reception room with an integrated kitchen at one end. There is also a double bedroom with a fitted wardrobe, and a spacious bathroom with a shower over the bath. Conveniently located beneath the apartments is covered, allocated parking for one vehicle. The property is also within easy reach of the town centre and the mainline rail station. Importantly, there is no forward chain.

- WELL MANAGED ONE BEDROOM APARTMENT
- VERY GOOD CONDITION, NEW CARPETS
- UNDER CROFT PARKING FOR ONE CAR
- WALKING DISTANCE TO THE CENTRE OF ROYAL TUNBRIDGE WELLS
- 3RD FLOOR WITH A LIFT
- 1 BEDROOM WITH BUILT IN WARDROBE
- SPACIOUS BATHROOM WITH A SHOWER OVER THE BATH
- EPC B, COUNCIL TAX C





## 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.

**TENURE** - Leasehold LEASE - 125 years from 1st January 2005

**SERVICE CHARGE** - Approximately £1600 per annum

**GROUND RENT** - £200 per annum

**BUILDING INSURANCE** - £480.91 for period 01/11/24 - 31/10/2025



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		