



75 Chenies Close, Tunbridge Wells, Kent, TN2 5LN

Guide Price £160,000 Leasehold

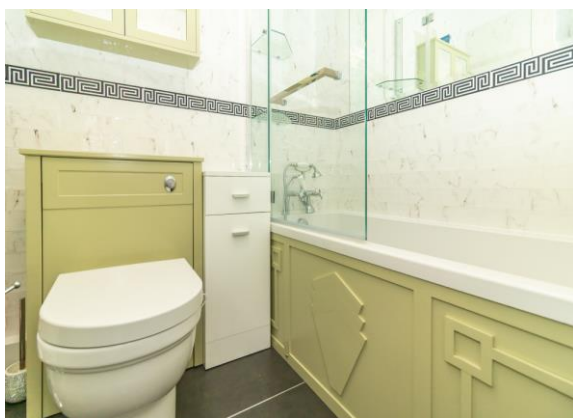
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Offered for sale free of any forward chain, this well-proportioned, purpose-built, first floor apartment forms part of a popular development to the south of the town. The various buildings within Chenies Close are set around well stocked, mature gardens and the scheme has generous off road parking for residents and guests. The property is located about a mile south of Tunbridge Wells' town centre and the Pantiles, Common and mainline railway station. Nearby there are footpaths into the Kent & East Sussex countryside and access into Hargate Forest is about 0.5 of a mile away. The apartment is exceptionally well presented internally with stylish contemporary bathroom and kitchen and engineered wood flooring to the principal rooms. Outside, as referenced, there is off road parking and communal grounds. Viewing recommended.

- No Onward Chain
- Purpose Built
- First Floor
- 1 Bedroom
- Stylish Modern Kitchen
- Stylish En - Suite bathroom with shower
- Reception room with decorative fireplace
- Engineered Wood Flooring
- Communal Gardens
- Unreserved Residents Parking





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: A

Leasehold Information:

Lease Term: 215 years from 25 December 1981

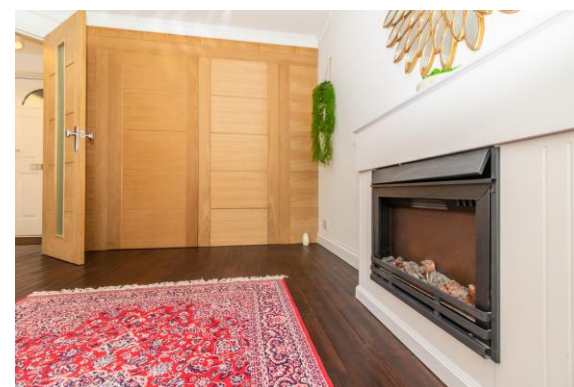
Service Charge: £252.43 per quarter

Ground Rent: £2.50 per quarter

Sinking fund: £219.11 per quarter

Insurance: £39.14

Total Quarterly amount: £513.18

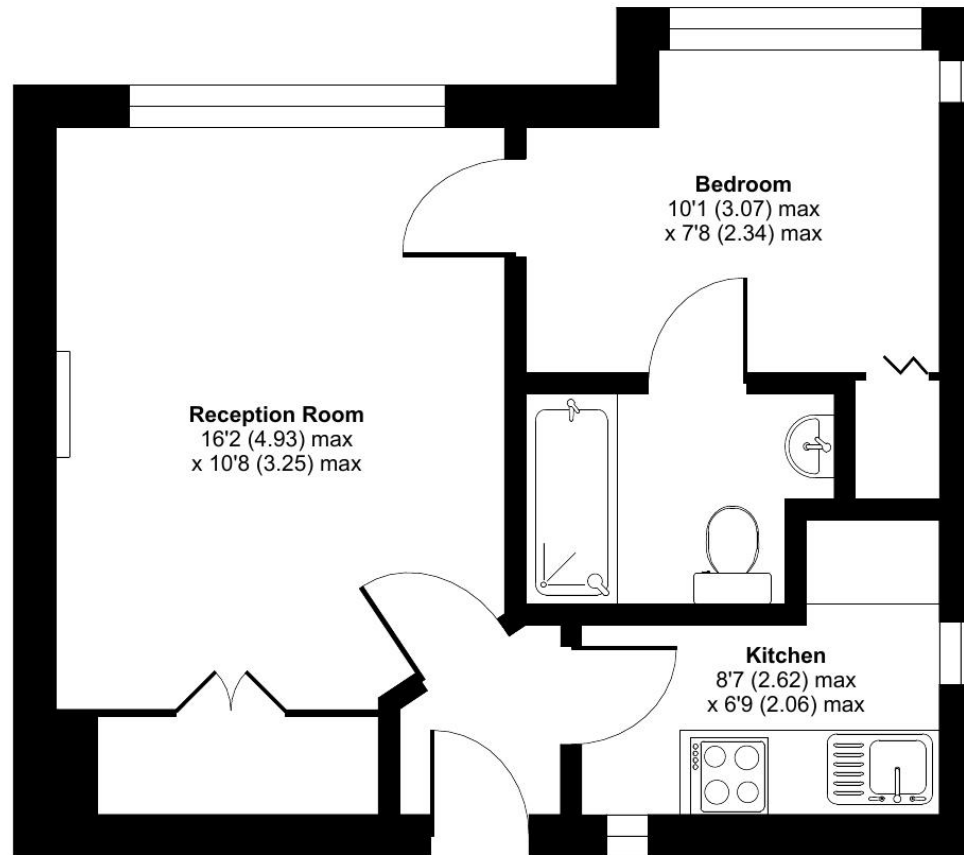


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Chenies Close, Tunbridge Wells, TN2

Approximate Area = 352 sq ft / 32.7 sq m

For identification only - Not to scale



FIRST FLOOR

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Bracketts llp. REF: 1331991

27-29 High Street
Tunbridge Wells, Kent TN1 1UU
01892 533733
tunbridgewells@bracketts.co.uk

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