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BarnesKingsnorth



Tranquil View, High Street, Pembury, Kent, TN2 4PH

£350,000 Share of Freehold

Viewings strictly by appointment with the agent
 Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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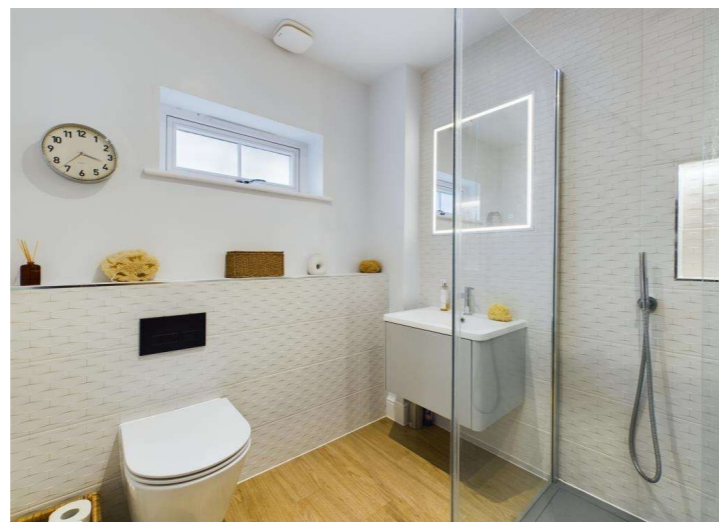
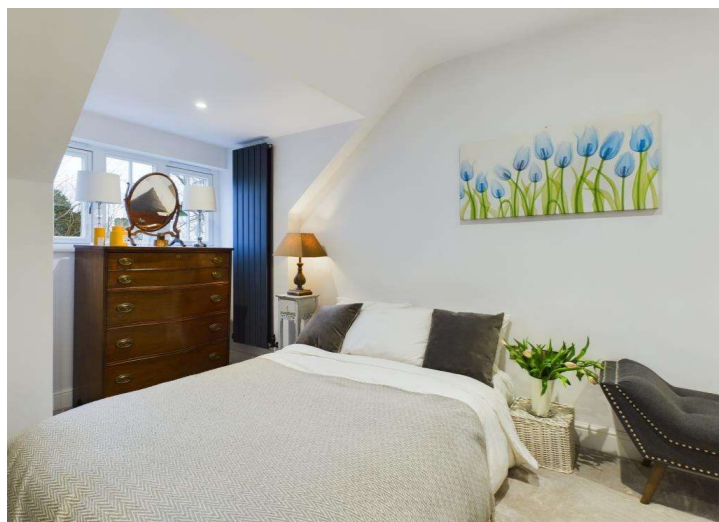
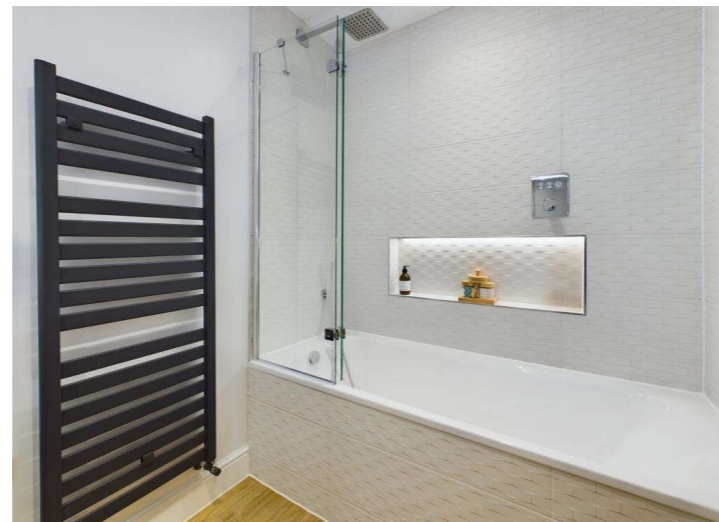
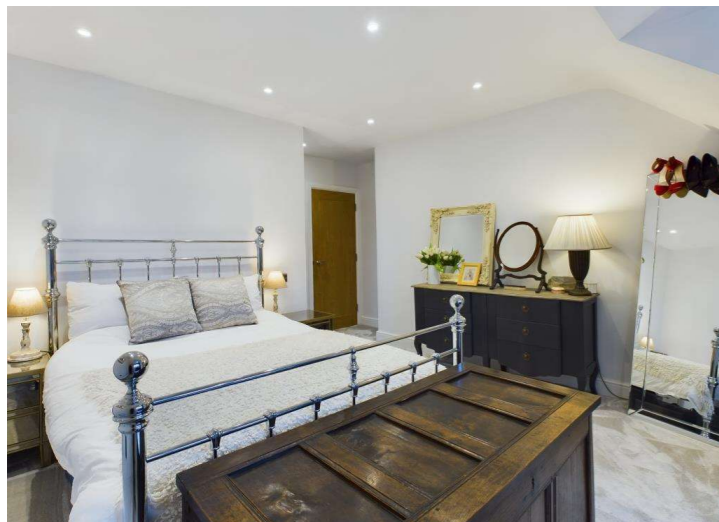


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THE PROPERTY

Tranquil View is a beautifully presented apartment block comprised of 9 apartments, on the village green at Pembury, Kent. Sold with share of the freehold, this wonderful top floor apartment boasts a lovely, well-appointed living room opening to a superb modern Wren kitchen which has NEFF appliances, an instant hot water tap, ambient lighting and quartz worktops. There are two generous double bedrooms, the master benefitting from an en-suite. Both bathrooms have been fitted to a very high standard, having stylish tiling and backlit mirrors with hidden storage. The property has ample eaves storage throughout, together with a large hall cupboard housing the combi-boiler and shared use of a substantial walk-in cupboard on the communal landing. Built recently, the property also benefits from the remainder of the 10 year structural Buildzone warranty. A security voice/video entry system, super fast fibre internet, satellite TV and data outlet points, luxury carpet and LVT flooring, solid wood doors and designer radiators all add to the beautiful finish of this apartment. There is a lift accessing all floors and a designated space for each apartment in the ground floor parking garage. This home is in an enviable position in the heart of the village, within easy walking distance of all amenities.

AGENTS NOTE: TENURE: SHARE OF FREEHOLD, TERM OF LEASE 995 years, SERVICE CHARGE approx. £750pa (TBV)



LOCAL AREA

Pembury has an active community, and its close proximity enables full use of all the facilities in Tunbridge Wells. Pembury village caters extremely well for everyday needs. There is a well regarded primary school, doctor's surgery, post office, newsagent, chemist, churches, pubs, various eateries, vet's, library and hairdressers. There is a large Tesco and a Morrison's petrol station. Notcutts garden centre, coffee shop and farm shop are also on the periphery of the village as is Tunbridge Wells Hospital. The recreation ground offers play areas for all ages, tennis courts, a skate park and outdoor gym equipment. There are bowls, cricket and football clubs and a thriving U3A. Tunbridge Wells (3.2 miles) and Tonbridge (5.6 miles) have a wide range of shopping, recreational and educational facilities, including grammar schools. London is less than an hour away from mainline stations at Tunbridge Wells, Tonbridge and Paddock Wood. Also a commuter coach service is available from the village. Pembury is situated just off the A21 with quick access to the M25 and regular bus services operate to the surrounding areas and towns.

ROUTE TO VIEW

From our office in Pembury High Street, turn left and continue along the High Street and the property will be found on the right-hand side.

In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers)

Energy Efficiency Rating: B

Council Tax Band: C