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# BarnesKingsnorth



**Dougall Close, Tunbridge Wells, Kent, TN2 3GN**

**£210,000 Leasehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)



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## THE PROPERTY

This well presented, one bedroom maisonette is ideally situated just a short walk to High Brooms mainline station, but with Tunbridge Wells and Southborough both close by. You are welcomed into the entrance hall, with laminate flooring which flows through into the living room. This great sized space offers plenty of room for your sofa as well as a dining room table. The focal electric fireplace is a lovely feature. A storage cupboard in the sitting room houses the boiler and hot water tank.

The kitchen, with white gloss units and black worktops includes electric cooker, washer/dryer and fridge/freezer. The double bedroom to the rear of the home enjoys views out over the communal garden to the rear. This home benefits from not only the en-suite bathroom with shower over bath, but also a separate WC which is ideal when you have guests visiting!

## OUTSIDE

The property is approached from the front of the building via a shared pathway. There is a small area of gravel courtyard to the front of the home, which has been landscaped with shingle and a palm tree. The home benefits from an allocated parking space and shared usage of a communal garden to the rear.

## THE LOCAL AREA

Most conveniently located in the town of Royal Tunbridge Wells, this property is ideally positioned for busy family life with High Brooms MLS nearby and excellent schools, including St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar and Tunbridge Wells Girls Grammar within easy reach. There are local convenience stores on High Brooms Road and Silverdale Road and more comprehensive shopping at Royal Victoria Place shopping Centre and Tunbridge Wells High Street. Recreational amenities include a cinema complex, theatres, a sports and leisure centre, tennis, squash and golf clubs along with numerous parks and recreation grounds around the town. Rail services from either Tunbridge Wells central or High Brooms and good road links to the M25 (London) and A21 (South Coast)

## ROUTE TO VIEW

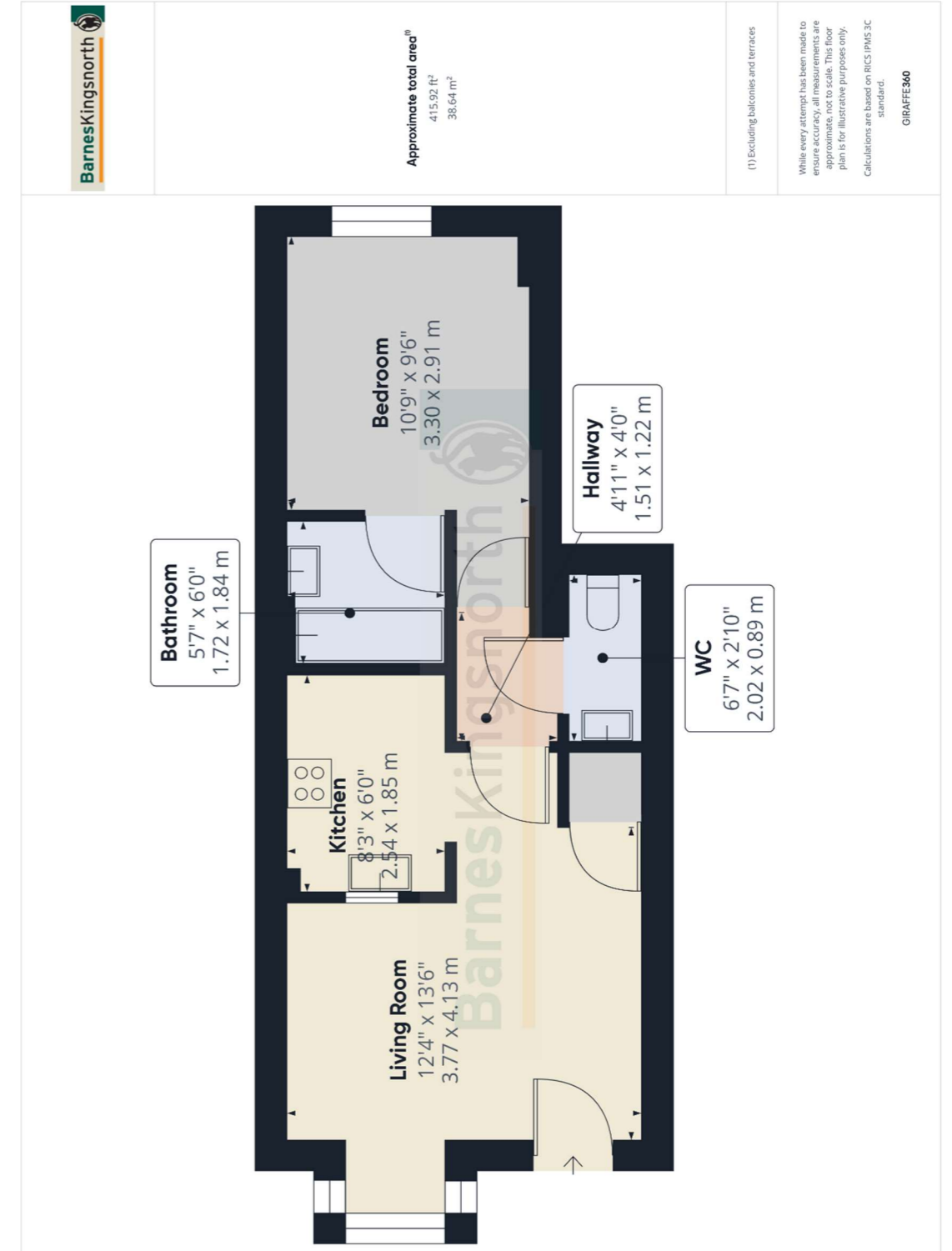
From Southborough High Street, take the left-hand turning into Yew Tree Road and continue along to High Brooms Road. At the junction, turn right, passing by High Brooms station, and take a left at the mini roundabout. Follow this road down and take the first turning on the right. Take the next left into Addison Road. Take the first right, and then right again to turn into Dougal Close where the property can be found.

**AGENTS NOTE** - The property benefits from double glazing and electric storage heaters. TERM OF LEASE 136 years GROUND RENT £230/year SERVICE CHARGE £1545/year ESTATE CHARGE £477/year

**PLEASE NOTE:** 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

**Energy Efficiency Rating: C**

**Council Tax Band: C**



**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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