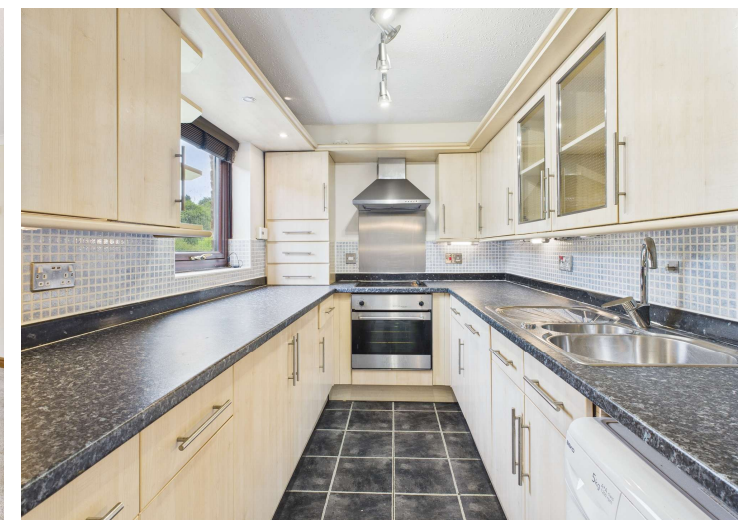
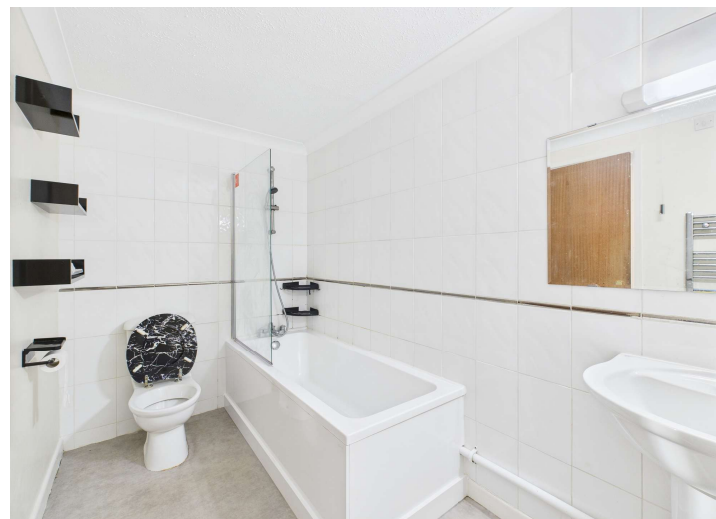


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



**Woodpecker Court Hastings Road, Pembury, Tunbridge Wells,
Kent, TN2 4JU**

£325,000 Leasehold

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



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THE PROPERTY

Ideally located in the heart of Pembury village, with road and bus links on your doorstep, this lovely two-bedroom flat is perfect for anyone looking for an investment property or to take their first steps onto the property ladder. Entrance via the communal hallway, straight into the internal hallway of the flat, with large storage cupboard ideal for hanging coats and storing shoes. To the front of the property is the well-appointed sitting room. Light and bright thanks to the large picture window overlooking the front, there is plenty of space for a sofa and TV unit, and a small dining table, if desired. Glass doors open in the galley style kitchen. With light wood effect units and black granite style worktops, there is an integrated electric oven and hob, dishwasher and undercounter fridge freezer. The property benefits from two bedrooms, a smaller single bedroom ideal as a study or nursery, and a larger double bedroom. The family bathroom, with shower over bath, WC and sink completes the picture.

OUTSIDE

Approached from a shared pathway to the front of the property into the communal hallway, the home benefits from a single garage to the rear of the block of flats.

THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a popular residential road near the village centre. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts gardens centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground, which has play areas for children of all ages, including a basketball court and skate park. For the adults, there is outside gym equipment and a bowls club and there is also a cricket club and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour and a commuter coach service is available in the village. By road the A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the surrounding areas.

AGENTS NOTES - The property is being sold with share of freehold of the building plus leasehold of the flat. Length of lease 973 years. There is no ground rent charge. Maintenance charge £75 PCM

ROUTE TO VIEW From our office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road continuing along and the property will be found on the left 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: C

Council Tax Band: B

Ref: P1004/52026011/V2/LE



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.