

**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



**Belfield Road, Pembury, Tunbridge Wells, Kent, TN2 4HL**

**£188,000 Leasehold**

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



1



1



1

## THE PROPERTY

Ideal for first-time buyers or those looking to expand their investment portfolio, this well-presented ground-floor one-bedroom flat offers comfortable and practical living. Conveniently located just a short walk from village amenities, it is perfectly suited to a single occupant, couple, or anyone seeking a manageable and welcoming home. The property is accessed via a side entrance leading into an entrance hallway, which benefits from a large storage cupboard ideal for coats and shoes. The living room is a comfortable and versatile space, well-proportioned to allow for both relaxing and entertaining. A large window provides excellent natural light, creating a warm and inviting atmosphere. Leading from the living room is the generous double bedroom, which enjoys pleasant views over the rear garden. The room benefits from a large built-in wardrobe and comfortably accommodates a double bed along with additional furniture. The kitchen is thoughtfully arranged with ample worktop space and a range of fitted cabinets, offering excellent storage. Integrated appliances include a washing machine, dishwasher, and under-counter fridge and freezer, all of which are included in the sale. Completing the accommodation is the bathroom, which has been recently updated and features a large walk-in shower, WC, and wash hand basin.

## THE OUTSIDE

The property is approached from the front via a shared pathway. To the rear is a delightful private garden, mainly laid to lawn with established planting, a generous patio area, and a selection of outbuildings including a brick storage shed. A shared pathway provides access for the upstairs property to reach their garden area, and they also benefit from use of one of the brick storage buildings.

## 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 property is set within a cul-de-sac well positioned for the village. Pembury village caters for everyday needs with local amenities including chemist, newsagent with Post Office counter, public houses and Notcutts garden centre close by. 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 with play areas for children of all ages including a basketball court and skate park and for the adults outside gym equipment, tennis courts and a bowls club. There is also a cricket club, football club and well-supported U3A within the village. Tunbridge Wells and Tonbridge are approximately 3.7 and 6.1 miles distant respectively both offering a wide range of shopping, recreational and educational facilities. Tunbridge Wells and Paddock Wood have mainline stations with commuter trains to London in under an hour and the village is close to the A21 with access to M25 and all the motorway networks.

## ROUTE TO VIEW

From our office in Pembury, turn left over the traffic lights and into Hastings Road, take the turning on the left into Belfield Road, and the property will be found on the left-hand side.

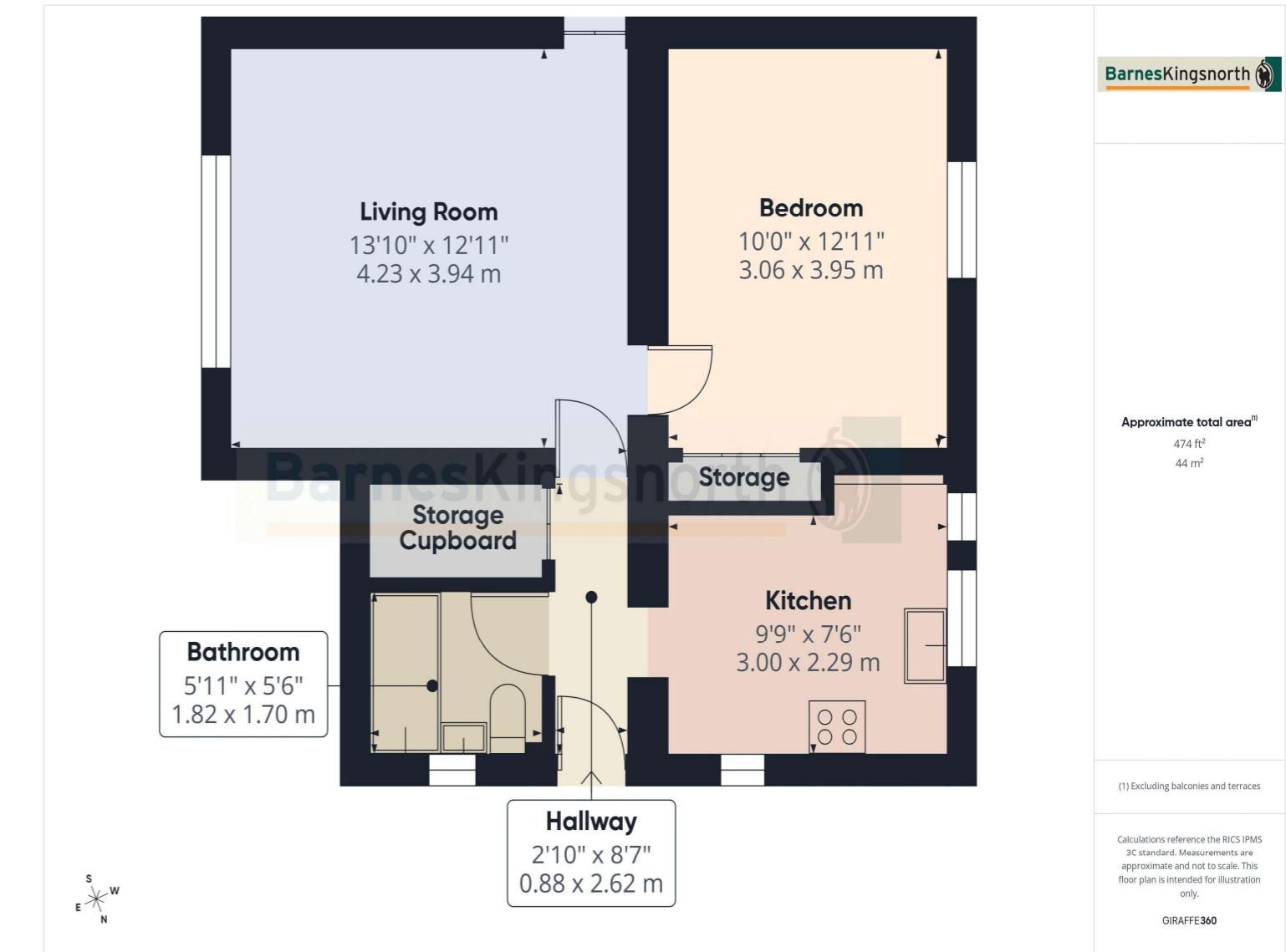
In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one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

**AGENTS NOTES:** The lease has 113 years remaining. Town & Country charge £111pcm for the service charge. There is also a £10pcm ground rent charge.

## Energy Efficiency Rating: C

## Council Tax Band: B

Ref: P1032/620102/V1/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.