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Mr J Smith & Mrs J Smith

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 30<sup>th</sup> April 2024**



## **ST. PHILIPS COURT, SANDHURST ROAD, TUNBRIDGE WELLS, TN2**

### **Martin & Co Tunbridge Wells**

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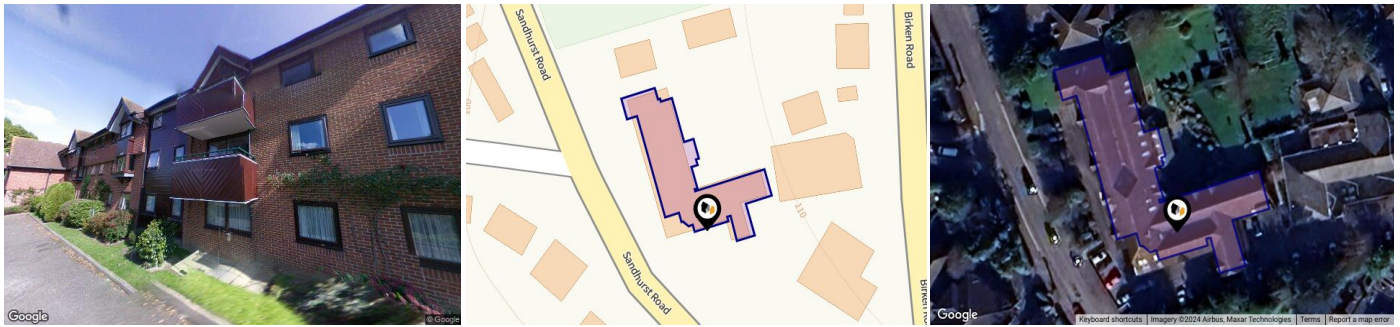
# Introduction

## Our Comments

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Dear Mr J Smith & Mrs J Smith

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold</b>	£149
<b>Bedrooms:</b>	2	<b>£/ft<sup>2</sup>:</b>	
<b>Floor Area:</b>	548 ft <sup>2</sup> / 51 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.27 acres	<b>Start</b>	25/05/1989
<b>Council Tax :</b>	Band C	<b>Date:</b>	
<b>Annual Estimate:</b>	£1,989	<b>End Date:</b>	24/06/2113
<b>Title Number:</b>	K672145	<b>Lease</b>	125 years from 24 June 1988
<b>UPRN:</b>	100062111571	<b>Term:</b>	determinable as therein entioned
		<b>Term</b>	89 years
		<b>Remaining:</b>	

## Local Area

<b>Local Authority:</b>	Tunbridge wells
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>73</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

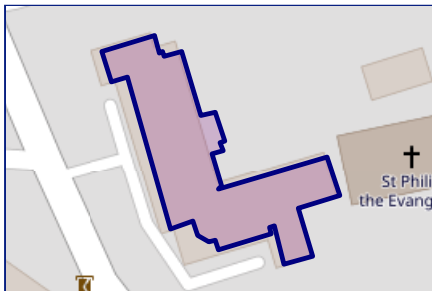


## Freehold Title Plan



**K622165**

## Leasehold Title Plan



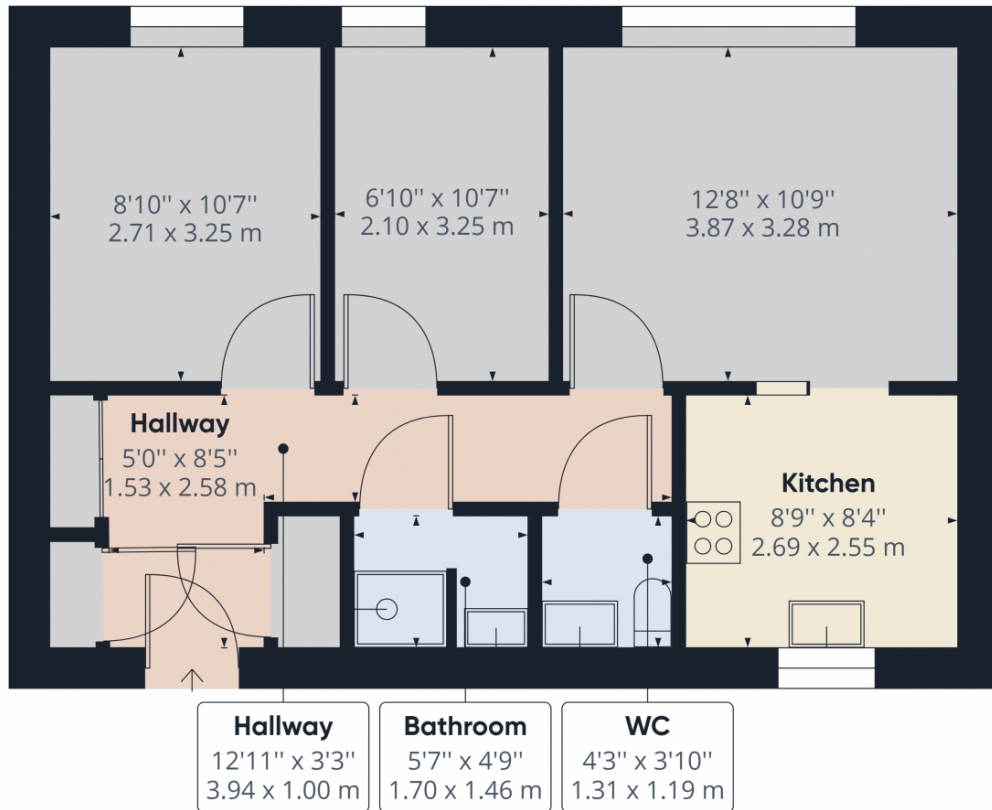
**K672145**

Start Date: 25/05/1989  
End Date: 24/06/2113  
Lease Term: 125 years from 24 June 1988 determinable as therein entioned  
Term Remaining: 89 years





**ST. PHILIPS COURT, SANDHURST ROAD, TUNBRIDGE  
WELLS, TN2**



Approximate total area<sup>(1)</sup>  
548.75 ft<sup>2</sup>  
50.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy rating

D

Valid until 07.12.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

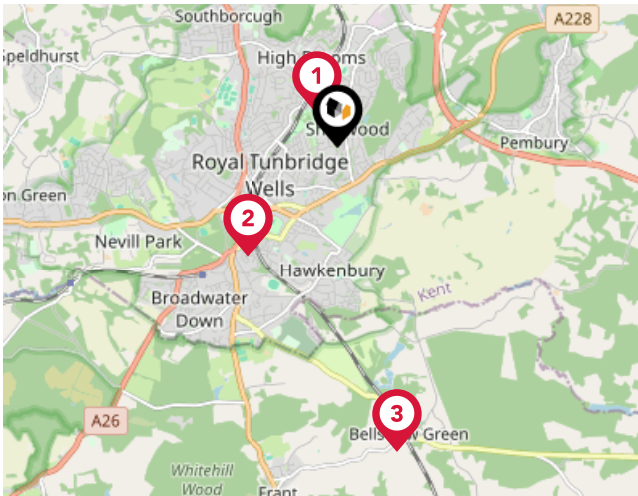


## Additional EPC Data

<b>Property Type:</b>	Ground-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion off
<b>Hot Water Energy Efficiency:</b>	Peak
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	51 m <sup>2</sup>

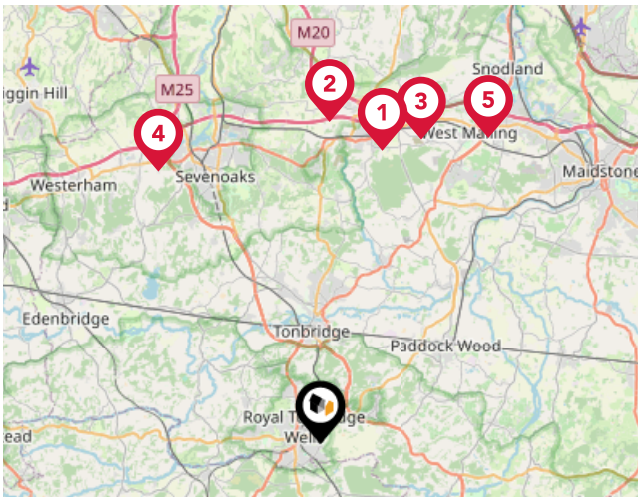
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.38 miles
2	Tunbridge Wells Rail Station	1.31 miles
3	Frant Rail Station	2.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.12 miles
2	M20 J2	11.95 miles
3	M20 J3	11.93 miles
4	M25 J5	11.8 miles
5	M20 J4	12.95 miles

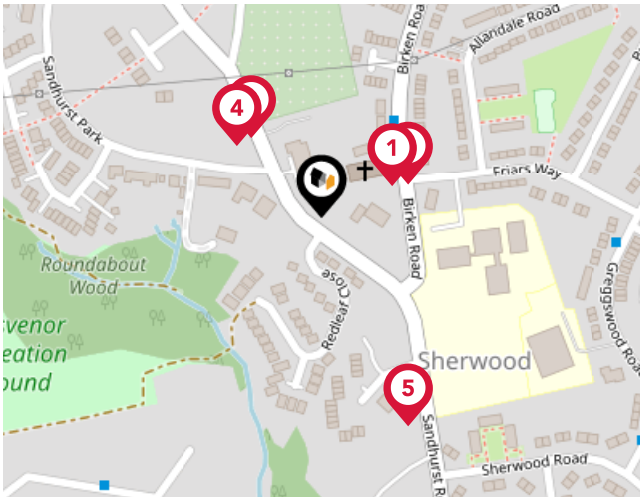


### Airports/HELIPADS

Pin	Name	Distance
1	Biggin Hill Airport	16.88 miles
2	London City Airport	26.75 miles
3	London Gatwick Airport	19.32 miles
4	Lydd London Ashford Airport	31.26 miles

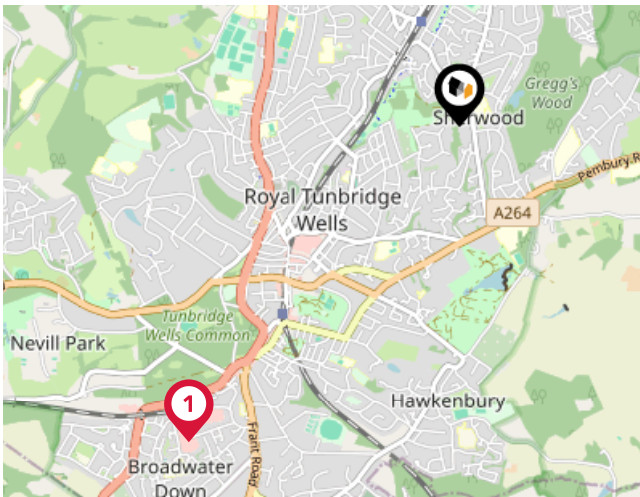
# Area

## Transport (Local)



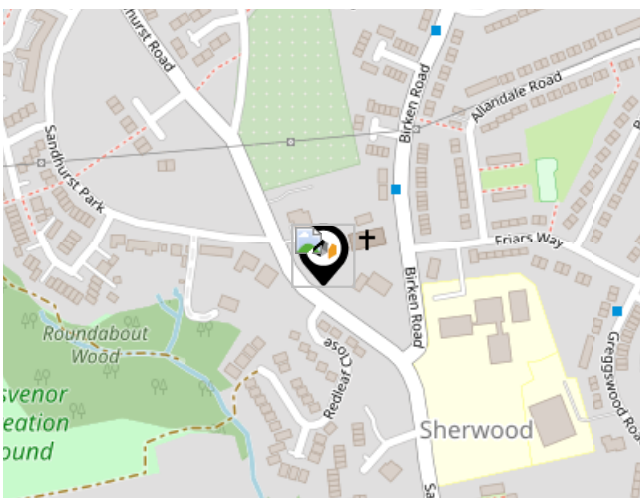
### Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.04 miles
2	Sandhurst Park	0.06 miles
3	Orchard Close	0.05 miles
4	Sandhurst Park	0.06 miles
5	High Beeches	0.13 miles



### Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.93 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.14 miles
2	Town Pier	21.15 miles
3	Woolwich Arsenal Pier	25.9 miles



### Martin & Co Tunbridge Wells

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Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

### Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

### Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

### Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac\_tunbridge\_w

# Martin & Co Tunbridge Wells

## Data Quality

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