

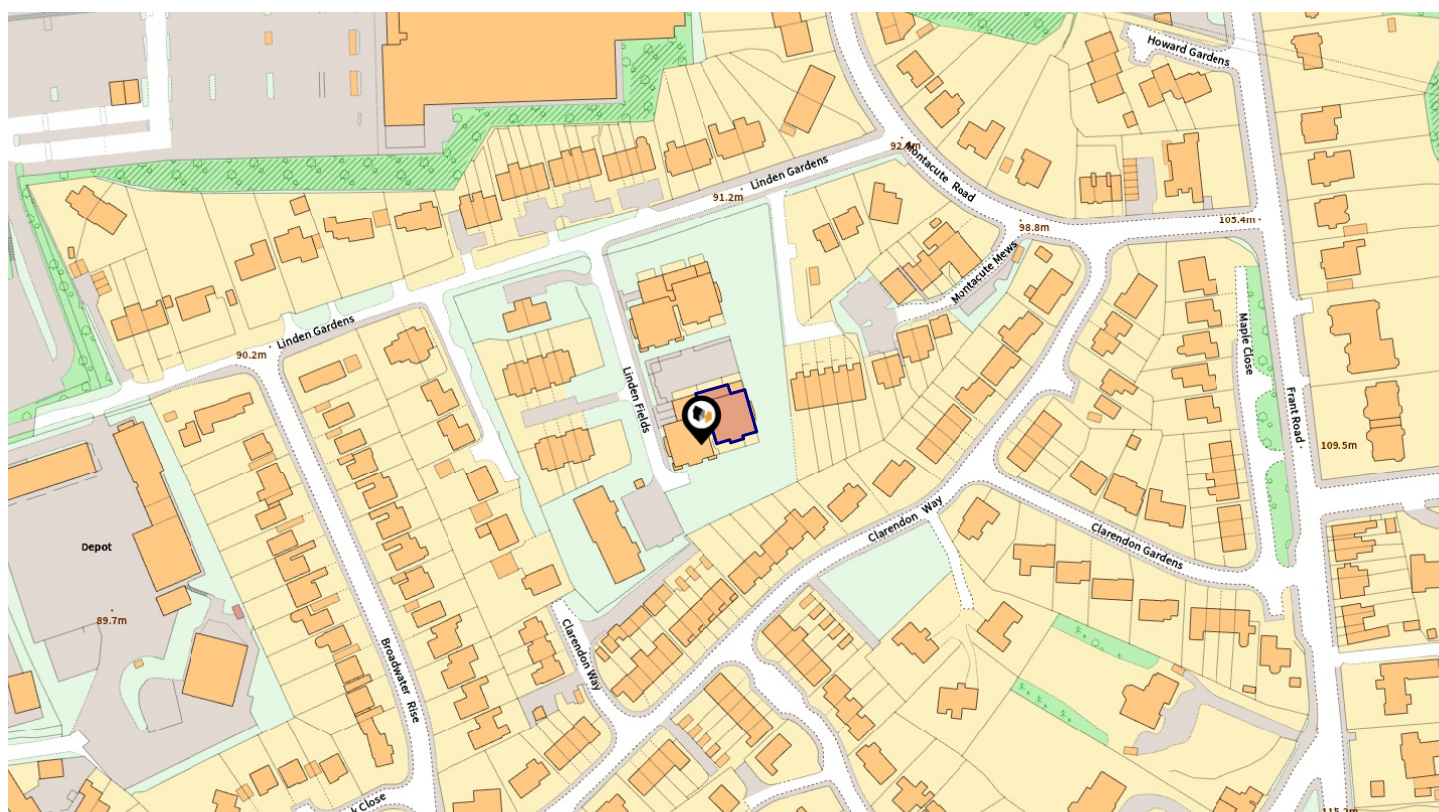


MARTIN&CO

KEY FACTS FOR BUYERS

Linden Fields, Gloucester Place, Tunbridge Wells, TN2

July 2021



A guide to this property and the local area

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

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PROPERTY OVERVIEW

LINDEN FIELDS, GLOUCESTER PLACE, TUNBRIDGE WELLS, TN2










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

| | |
|---------------------------------|------------------------------------------------|
| Flat / Maisonette 2 Bedrooms | |
| Floor Area: | 678.13 ft ² 63.00 m ² |
| Plot Size: | 0.08 acres |
| Council Tax Band: | D |
| Annual Cost: | £1,967.73 (avg) |
| Land Registry Title Number: | K912611 |
| Tenure: | Leasehold |
| Lease Start Date: | 01 Jan 2005 |
| Lease End Date: | 01 Jan 2130 |
| Lease Term: | 125 years from 1 January 2005 |
| Term Remaining: | 108 years |
| £/sqft: | £368.73 |

AREA KEY FACTS

| | |
|--------------------------------------------------------|-------------------------------------------------------------------------------------|
| Local Authority: | TUNBRIDGE WELLS |
| Flood Risk: | Very Low |
| Conservation Area: | Pending for this local authority, Tunbridge Wells |
| Predicted Broadband Speeds | |
| Basic: | 9 Mbps |
| Superfast: | 80 Mbps |
| Mobile Coverage (based on voice calls made indoors) | |
| EE: |  |
| Three: |  |
| O2: |  |
| Vodafone: |  |
| Satellite / Fibre TV Availability | |
| BT: |  |
| Sky: |  |
| Virgin: |  |

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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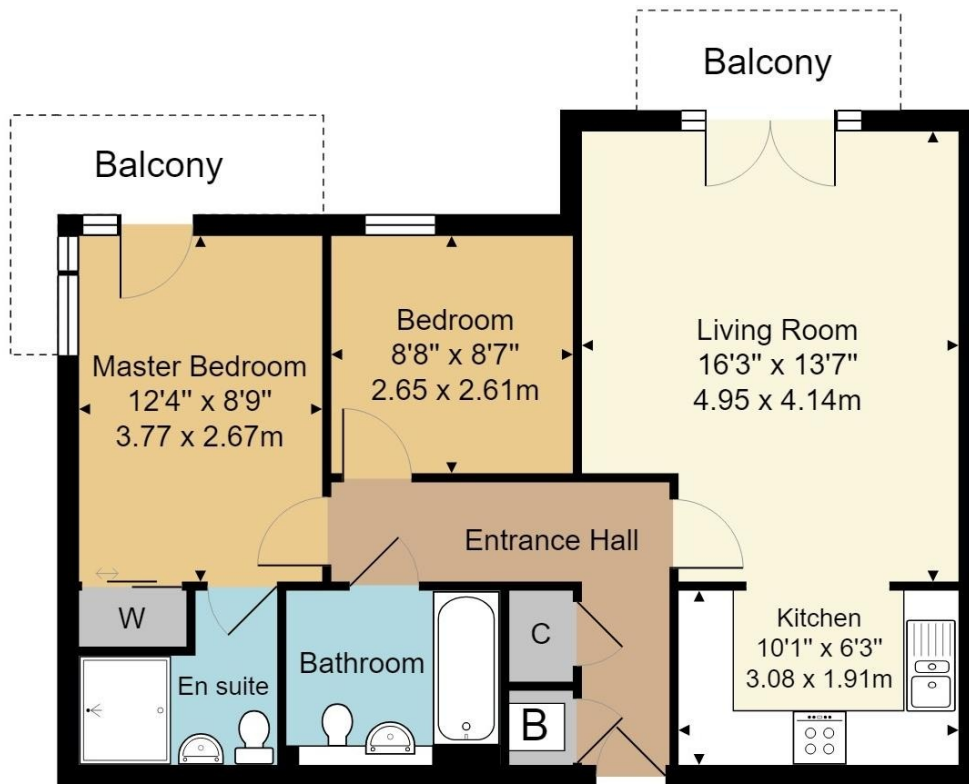
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PROPERTY OVERVIEW

FLOORPLANS



Approx. Internal Floor Area 656 sq. ft / 60.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY OVERVIEW

EPC

Gloucester Place, Linden Fields, TUNBRIDGE WELLS, TN2

Energy rating

B

Valid until 15.10.2029

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

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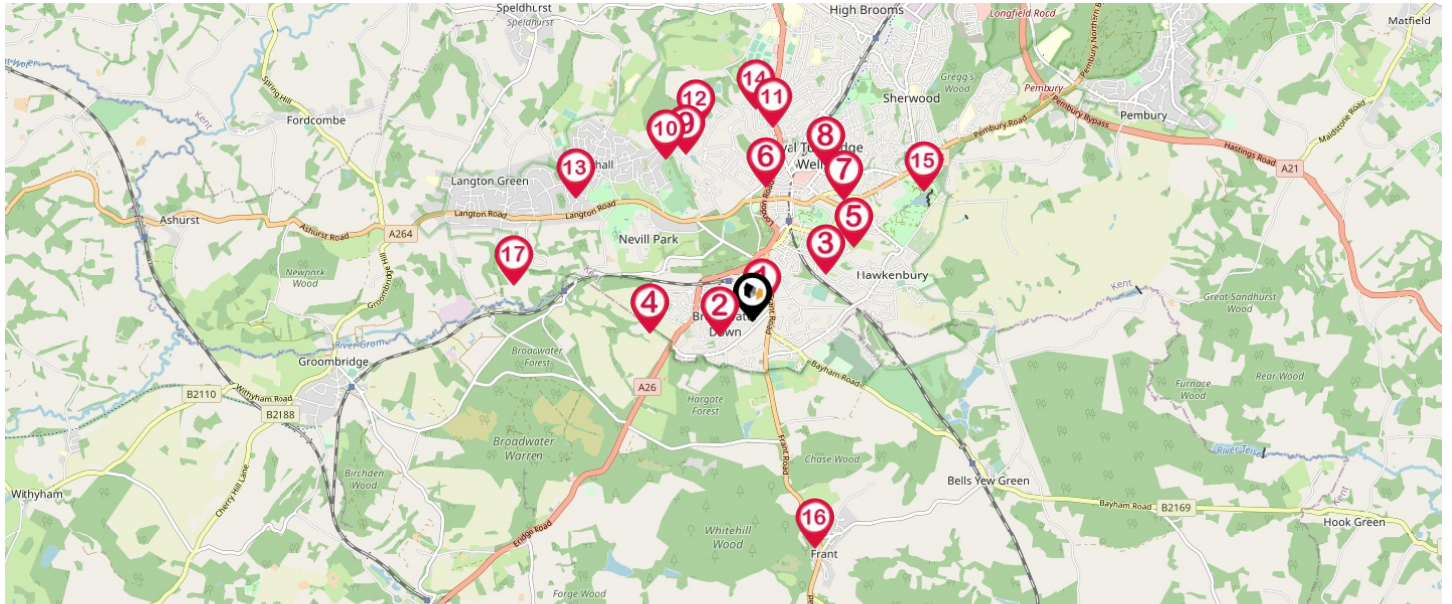
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



| Pin | School Details | Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|-----|------------------------------------------------------------|-------------|--------|------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1 | The Mead School | - | 238 | 0.15 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | Broadwater Down Primary School | Good | 146 | 0.23 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Claremont Primary School | Outstanding | 436 | 0.68 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Mark's Church of England Primary School | Good | 326 | 0.74 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Peter's Church of England Primary School | Outstanding | 152 | 0.97 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Wells Free School | Good | 170 | 1.02 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St James' Church of England Voluntary Aided Primary School | Outstanding | 627 | 1.16 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Barnabas CofE VA Primary School | Good | 201 | 1.3 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | Rose Hill School | - | 239 | 1.34 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10 | Bishops Down Primary School | Good | 269 | 1.36 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | The Skinners' School | - | 1093 | 1.47 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Bennett Memorial Diocesan School | Outstanding | 1703 | 1.49 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Rusthall St Paul's CofE VA Primary School | Good | 177 | 1.58 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Tunbridge Wells Girls' Grammar School | Outstanding | 1018 | 1.59 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | Beechwood Sacred Heart School | - | 298 | 1.63 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16 | Frant Church of England Primary School | Good | 97 | 1.75 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17 | Holmewood House School | - | 471 | 1.77 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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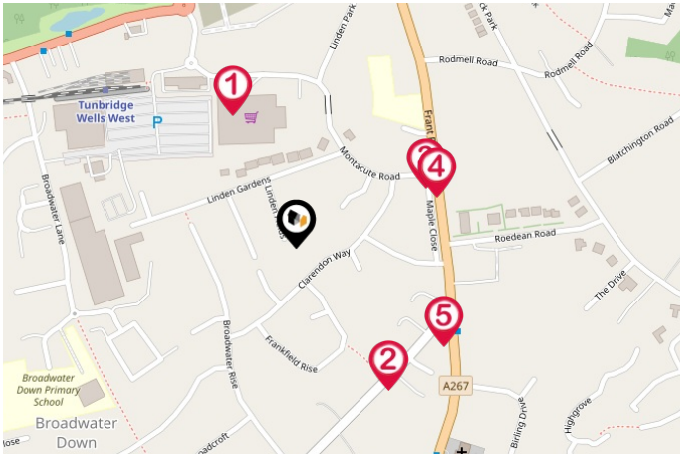
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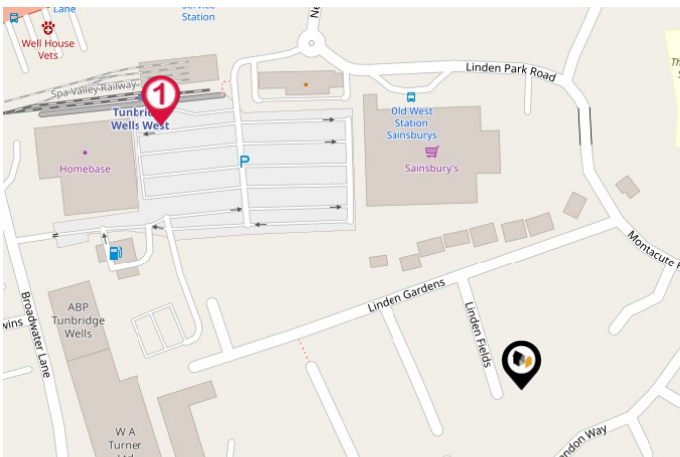
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Old West Station Sainsbury's | 0.14 miles
- 2 - Broad Grove | 0.16 miles
- 3 - Montacute Road | 0.14 miles
- 4 - Montacute Road | 0.14 miles
- 5 - Broadwater Down East | 0.17 miles



LOCAL CONNECTIONS

- 1 - Tunbridge Wells West (Spa Valley Railway) | 0.21 miles



FERRY TERMINALS

- 1 - West Street Pier | 22.91 miles
- 2 - Town Pier | 22.93 miles
- 3 - Newhaven Harbour Ferry Terminal | 24.57 miles

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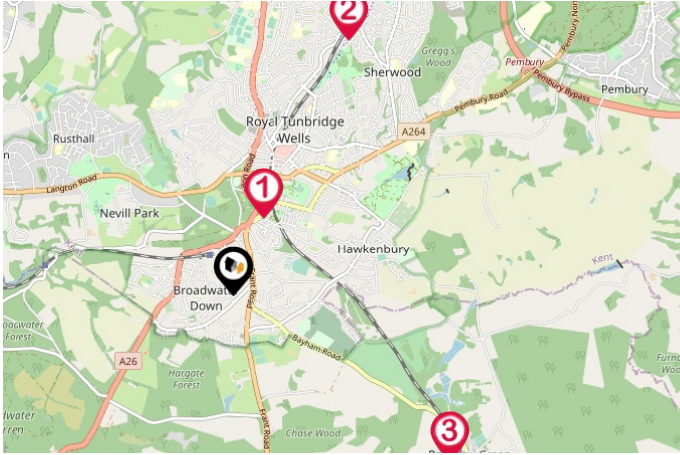
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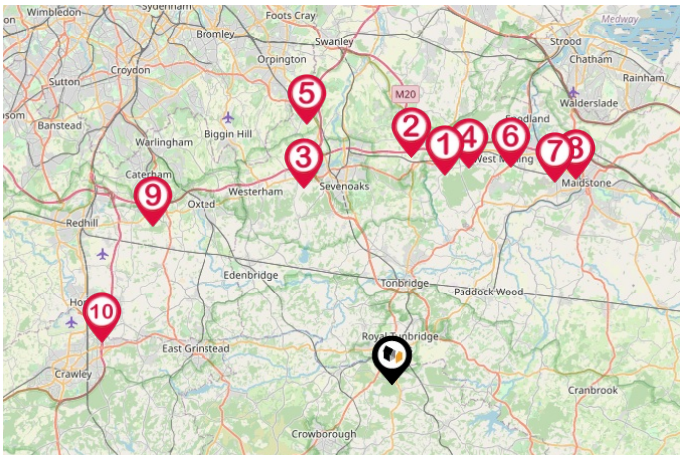
LOCAL AREA

NEAREST TRANSPORT LINKS



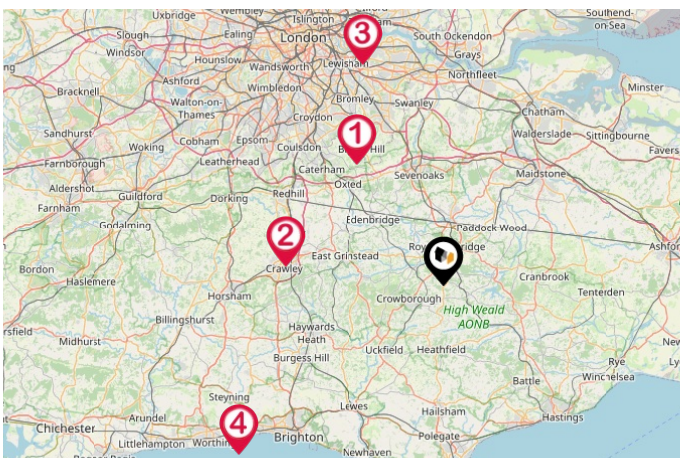
NATIONAL RAIL STATIONS

- 1 - Tunbridge Wells Rail Station | 0.64 miles
- 2 - High Brooms Rail Station | 2.11 miles
- 3 - Frant Rail Station | 2.05 miles



TRUNK ROADS/MOTORWAYS

- 1 - M26 J2A | 12.93 miles
- 2 - M20 J2 | 13.61 miles
- 3 - M25 J5 | 12.72 miles
- 4 - M20 J3 | 13.8 miles
- 5 - M25 J4 | 16.21 miles
- 6 - M20 J4 | 14.87 miles
- 7 - M20 J5 | 15.62 miles
- 8 - M20 J6 | 16.59 miles
- 9 - M25 J6 | 16.87 miles
- 10 - M23 J9 | 17.16 miles



AIRPORTS/HELIPADS

- 1 - Biggin Hill Airport | 17.51 miles
- 2 - London Gatwick Airport | 18.37 miles
- 3 - London City Airport | 27.86 miles
- 4 - Shoreham Brighton City Airport | 31.1 miles

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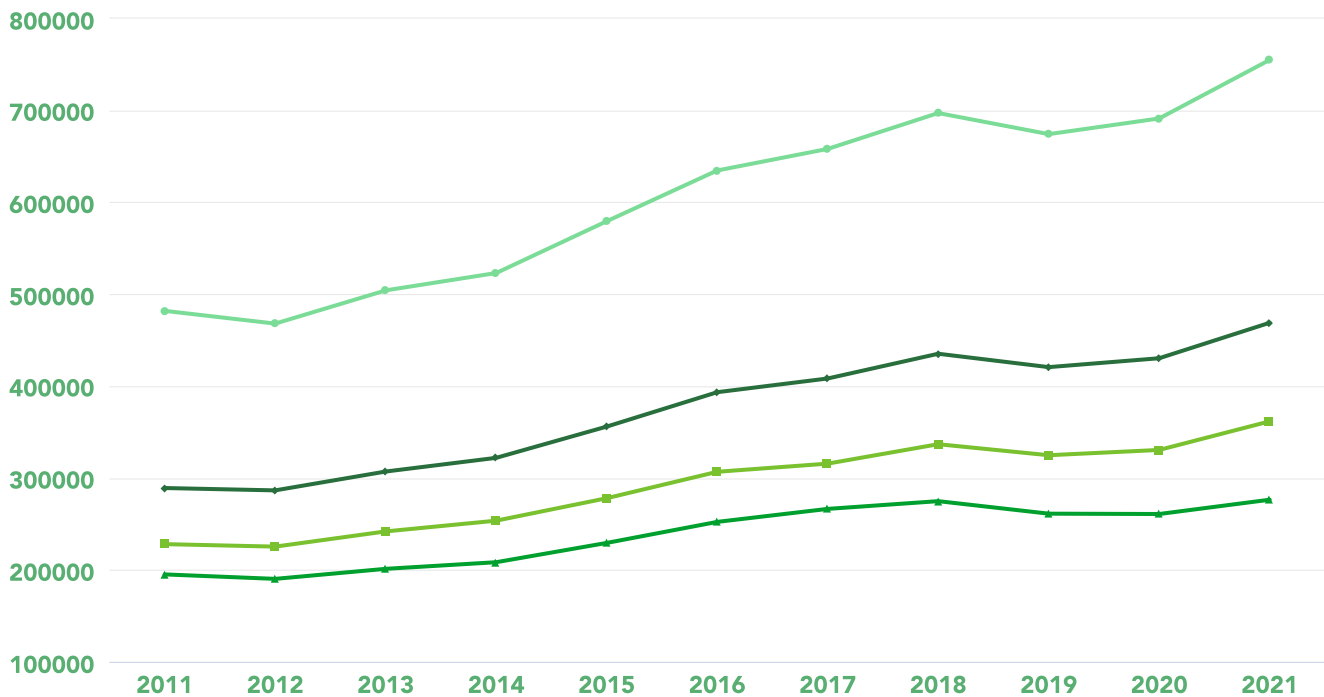
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN2

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 41.63%



TERRACED
+ 58.58%



SEMI-DETACHED
+ 62.19%



DETACHED
+ 56.66%

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MARTIN & CO TUNBRIDGE WELLS

About Us

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).

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Our passionate and dedicated team at Martin & Co Tunbridge Wells works in close partnership with our customers - whether a landlord or a vendor - and provides a personal and flexible service, ensuring the precise needs of each and every one is met.

Whether you're a landlord looking for a tenant for your property, are seeking your perfect rental home, or have a property to sell, please do get in touch.

David Rogers MARLA MNAEA

David is our Office Director and a Qualified Building surveyor to CIOB standard. He has over 28 years experience in the property industry ranging from building houses to sales and lettings along side full property management. David has also achieved his NFOPP level 3 in Residential Letting and Property Management (QCF) and is a member of ARLA and NAEA.



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Martin & Co Tunbridge Wells is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

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