



See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> March 2024**



## **THE GOODWINS, TUNBRIDGE WELLS, TN2**

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

11 Vale Road Tunbridge Wells Kent TN1 1BS

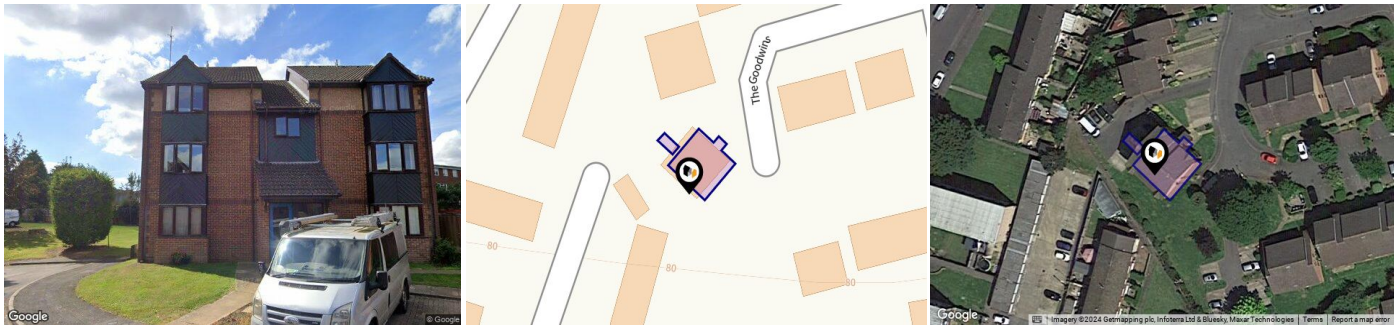
01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)







## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£408
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	301 ft <sup>2</sup> / 28 m <sup>2</sup>	<b>Start Date:</b>	29/09/1988
<b>Plot Area:</b>	0.04 acres	<b>End Date:</b>	01/01/2113
<b>Year Built :</b>	1983-1990	<b>Lease Term:</b>	125 years from 1 January 1988
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	88 years
<b>Annual Estimate:</b>	£1,353		
<b>Title Number:</b>	K659080		
<b>UPRN:</b>	100061215537		

## Local Area

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

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

<b>9</b> mb/s	<b>278</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



## Freehold Title Plan

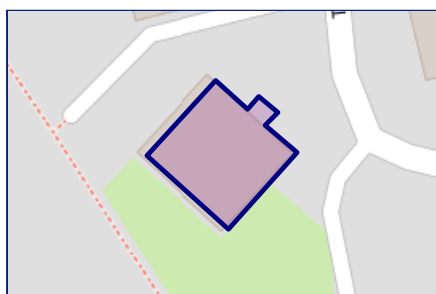
---



**K684984**

## Leasehold Title Plan

---



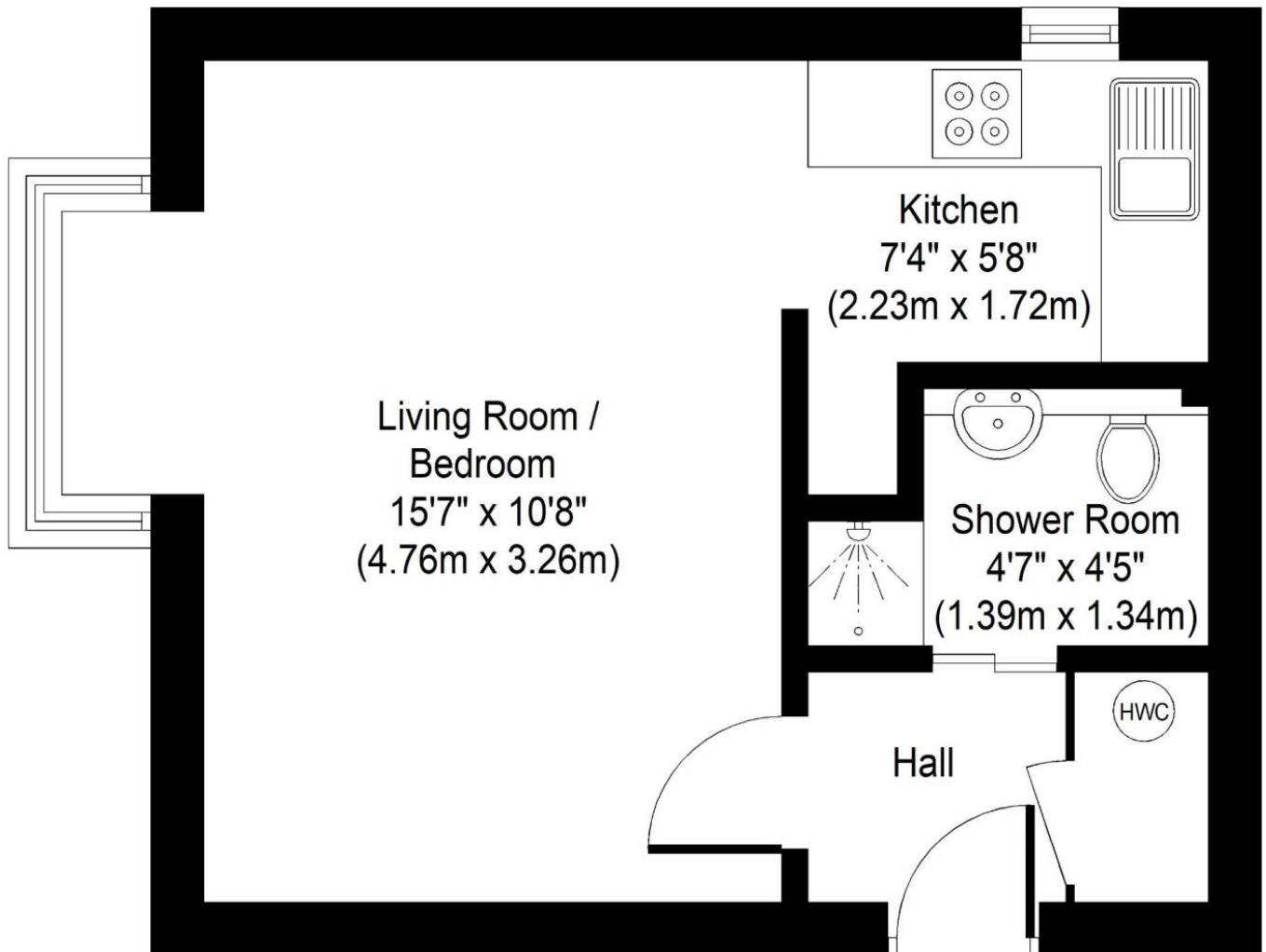
**K659080**

Start Date: 29/09/1988  
End Date: 01/01/2113  
Lease Term: 125 years from 1 January 1988  
Term Remaining: 88 years





## THE GOODWINS, TUNBRIDGE WELLS, TN2



**Ground Floor**  
**Approximate Floor Area**  
**302 Sq. ft.**  
**(28.1 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.

Copyright V360 Ltd 2020 | [www.houseviz.com](http://www.houseviz.com)

The Goodwins, TN2

Energy rating

**D**

Valid until 09.04.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

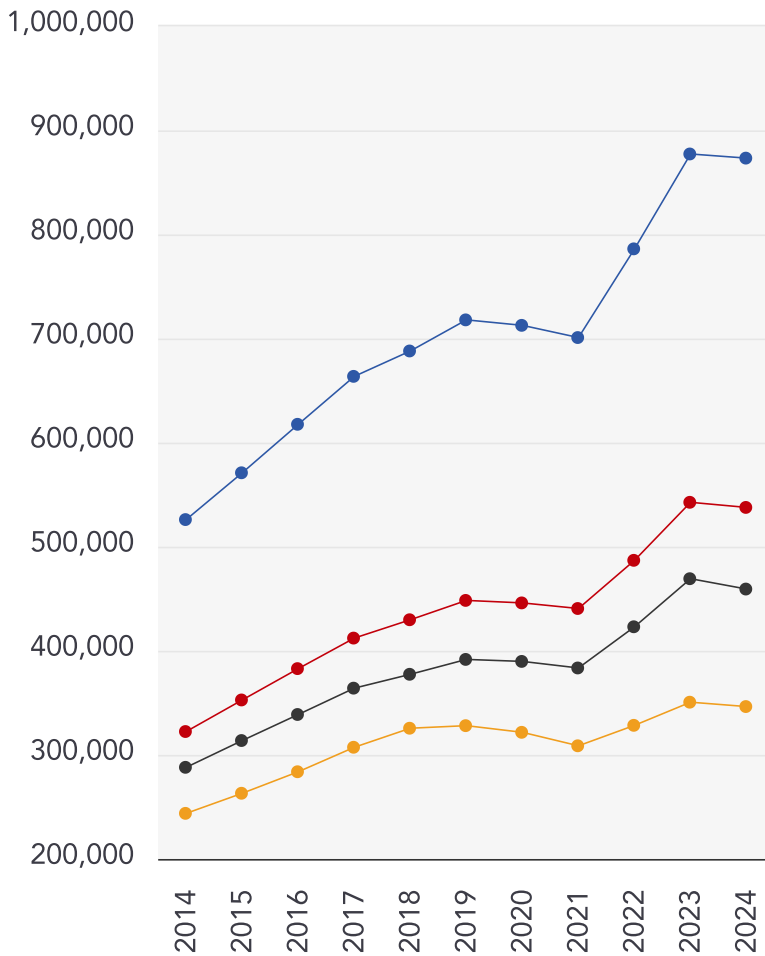
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	28 m <sup>2</sup>



# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in TN2



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



### Martin & Co Tunbridge Wells

---

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

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1

1BS

01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)

