

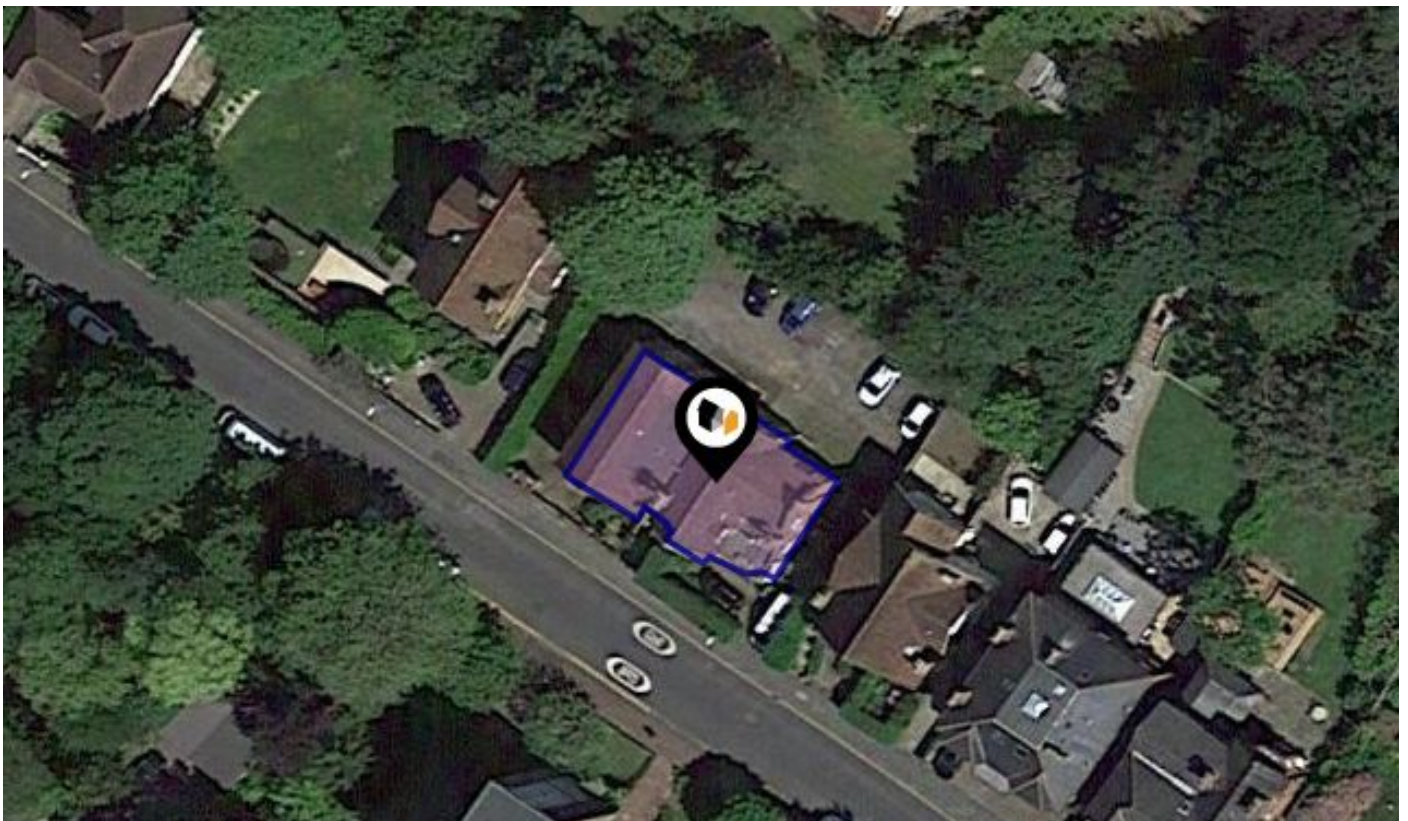


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19<sup>th</sup> April 2024



**12, MOLYNEUX PARK ROAD, TUNBRIDGE WELLS, TN4**

## **Martin & Co Tunbridge Wells**

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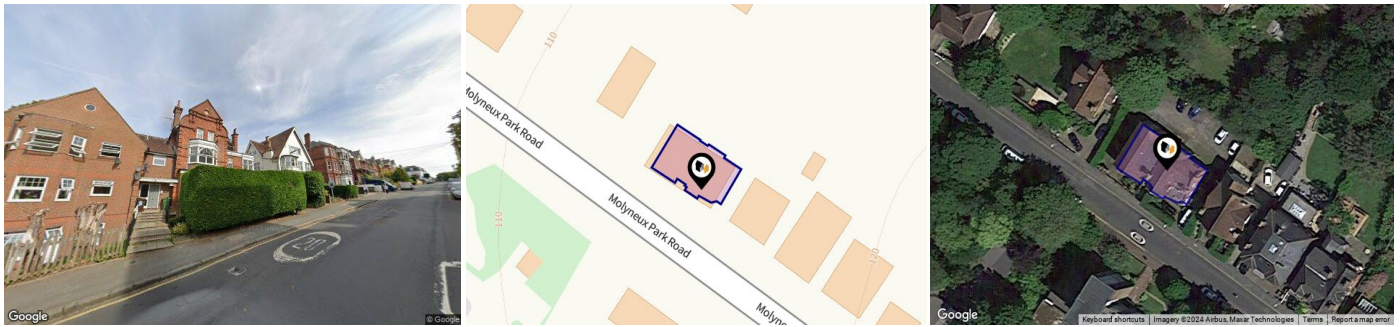
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# Introduction

## Our Comments

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£221
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	387 ft <sup>2</sup> / 36 m <sup>2</sup>	<b>Start Date:</b>	28/11/2011
<b>Plot Area:</b>	0.06 acres	<b>End Date:</b>	25/03/2988
<b>Year Built :</b>	1900-1929	<b>Lease Term:</b>	999 years from 25 March 1989
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	964 years
<b>Annual Estimate:</b>	£1,492		
<b>Title Number:</b>	K986262		
<b>UPRN:</b>	100062110582		

## Local Area

<b>Local Authority:</b>	Tunbridge wells
<b>Conservation Area:</b>	Tunbridge Wells Conservation Area
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

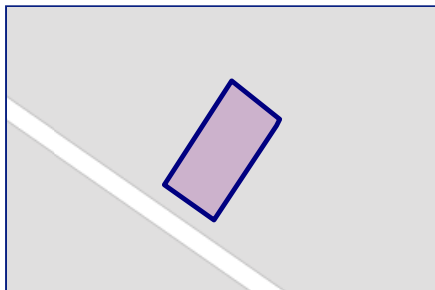


Planning records for: *Flat 3, 12, Molyneux Park Road, Tunbridge Wells, TN4 8DN*

Reference - 15/507112/FULL	
<b>Decision:</b>	Decided
<b>Date:</b>	28th August 2015
<b>Description:</b>	Replacement of two wooden corner windows with like for like timber windows, and repairs to wooden lounge bay window

## Freehold Title Plan

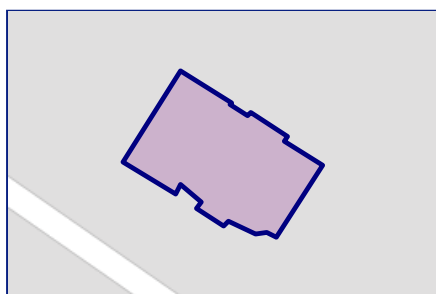
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**K538505**

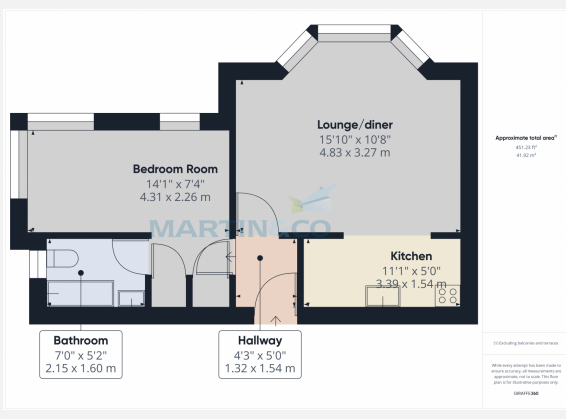
## Leasehold Title Plan

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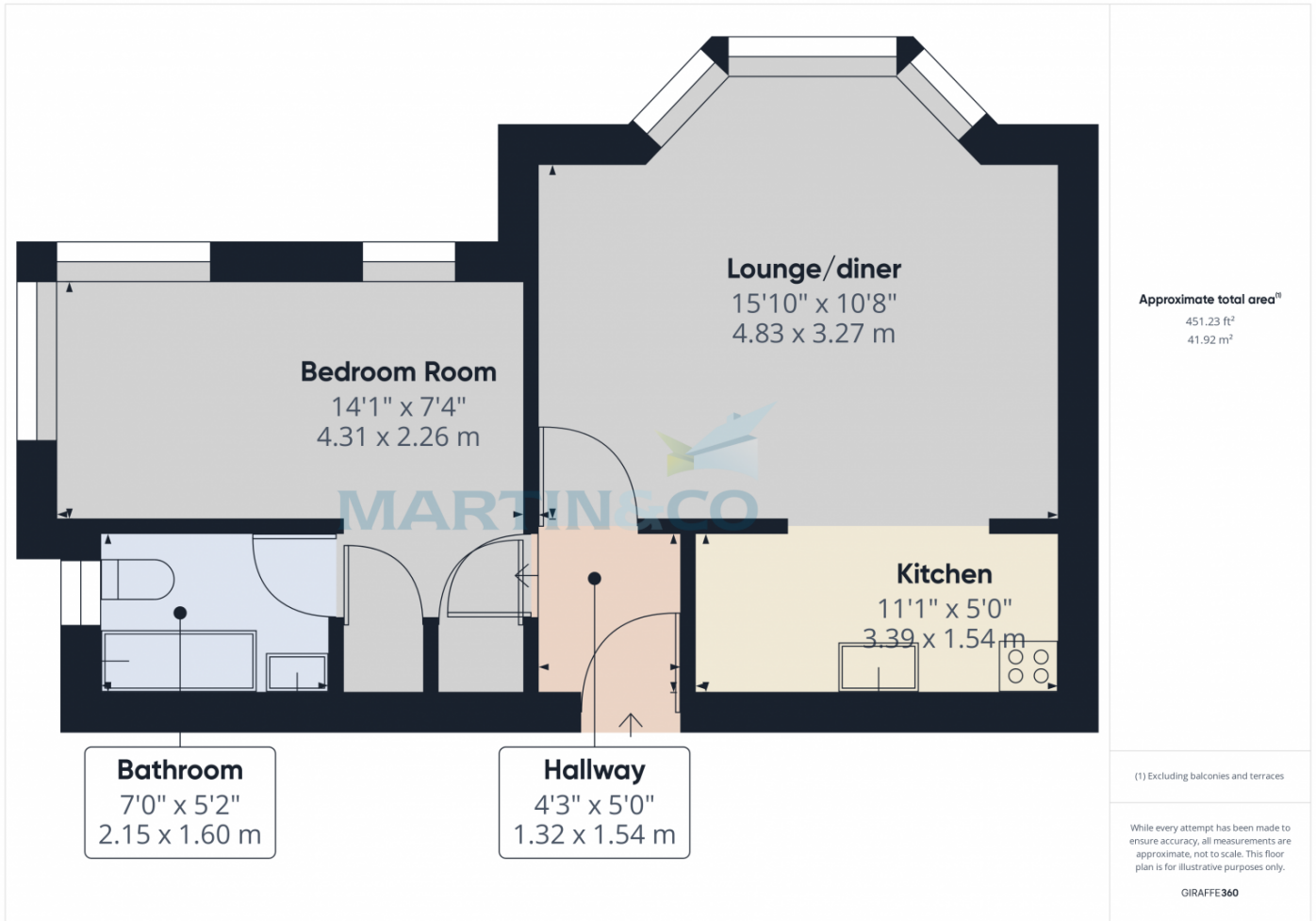


**K986262**

Start Date: 28/11/2011  
End Date: 25/03/2988  
Lease Term: 999 years from 25 March 1989  
Term Remaining: 964 years



12, MOLYNEUX PARK ROAD, TUNBRIDGE WELLS, TN4



12, Molyneux Park Road, TN4

Energy rating

**E**

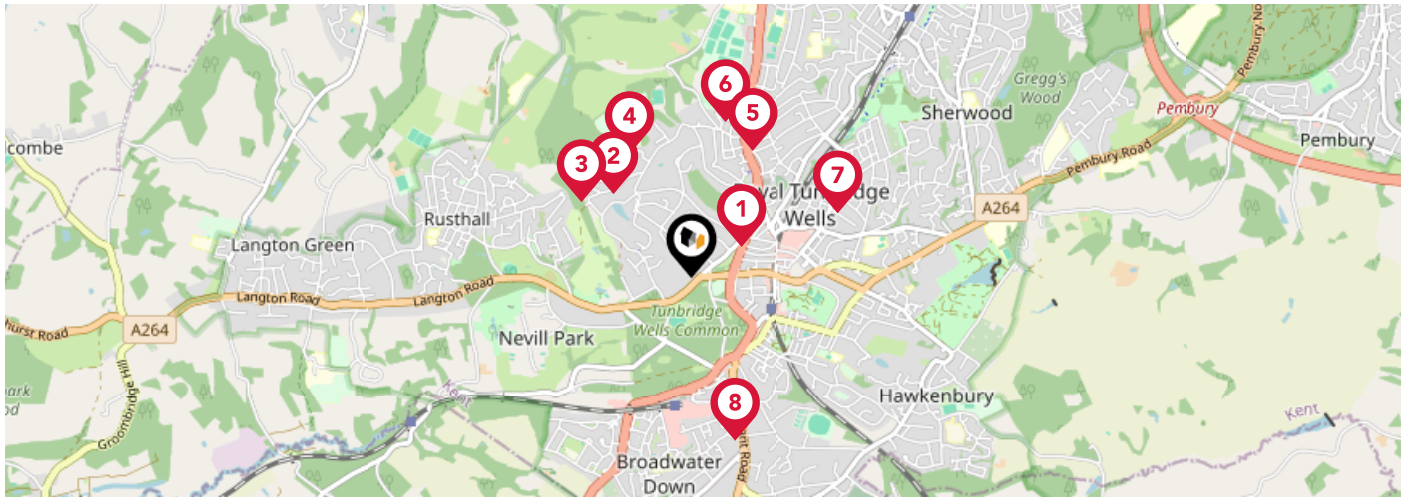
Valid until 04.07.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	42   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

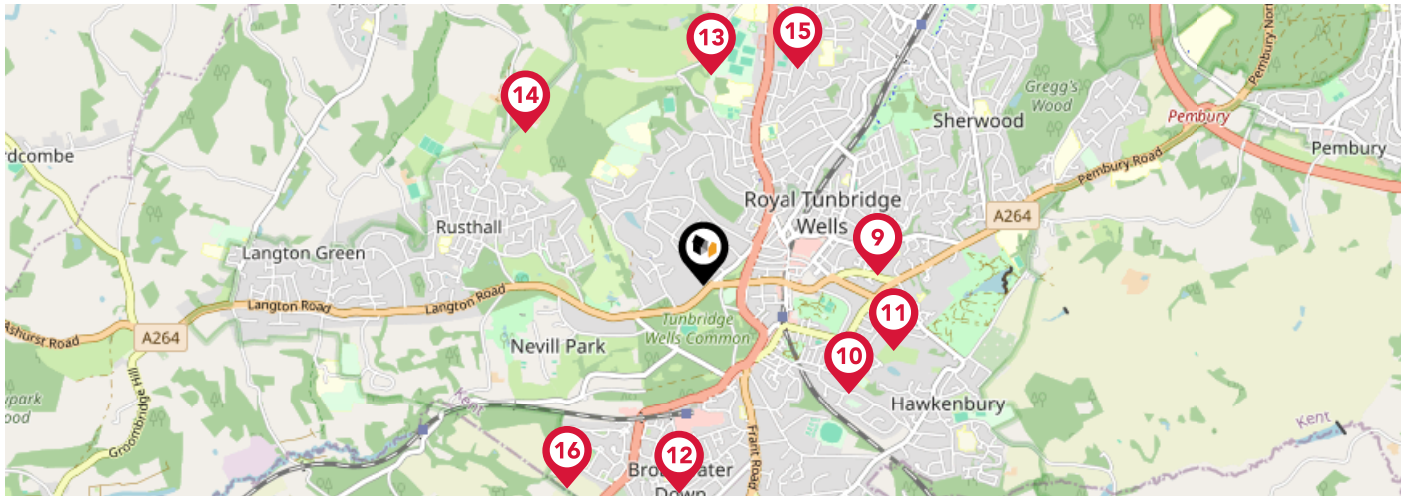


### Additional EPC Data

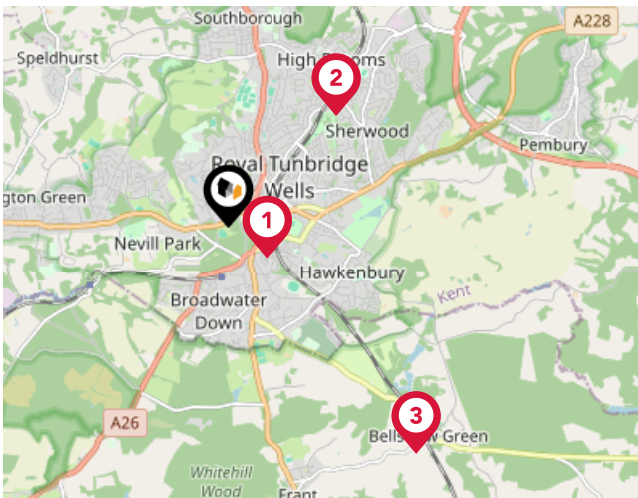
<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Secondary glazing
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<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-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	36 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rose Hill School</b> Ofsted Rating: Not Rated   Pupils: 239   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bishops Down Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bennett Memorial Diocesan School</b> Ofsted Rating: Outstanding   Pupils: 1703   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1093   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1018   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Mead School</b> Ofsted Rating: Not Rated   Pupils: 238   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

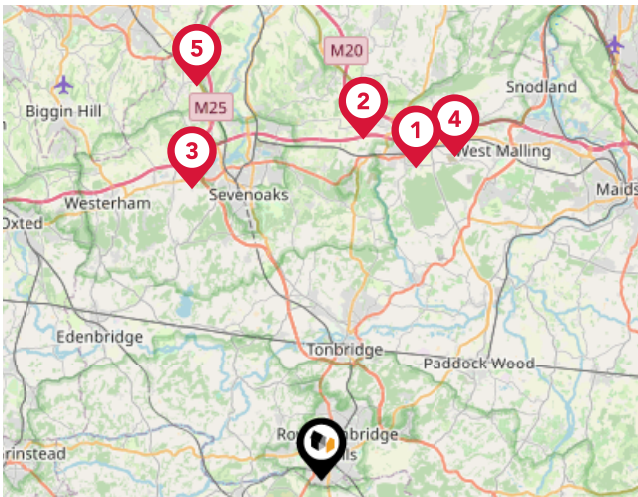


		Nursery	Primary	Secondary	College	Private
	<b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 627   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claremont Primary School</b> Ofsted Rating: Outstanding   Pupils: 436   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadwater Down Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1347   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broomhill Bank School</b> Ofsted Rating: Good   Pupils: 256   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 303   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



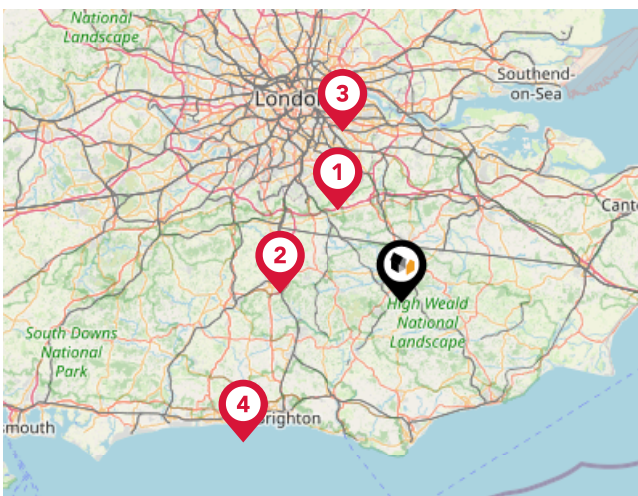
### National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.46 miles
2	High Brooms Rail Station	1.44 miles
3	Frant Rail Station	2.72 miles



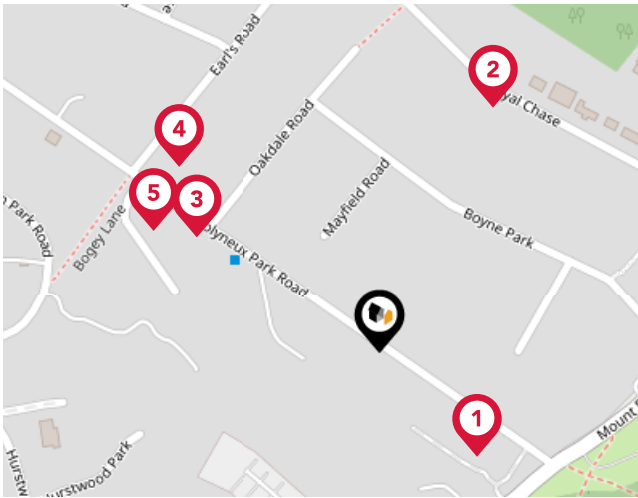
### Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	12.12 miles
2	M20 J2	12.76 miles
3	M25 J5	11.89 miles
4	M20 J3	13.03 miles
5	M25 J4	15.35 miles



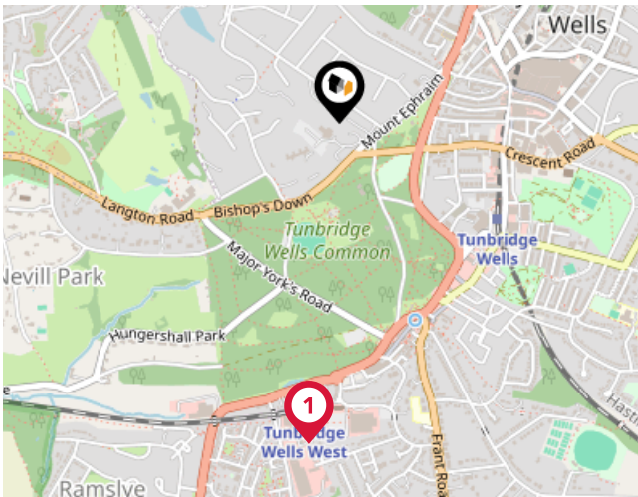
### Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	16.73 miles
2	London Gatwick Airport	18.18 miles
3	London City Airport	27.01 miles
4	Shoreham Brighton City Airport	31.59 miles



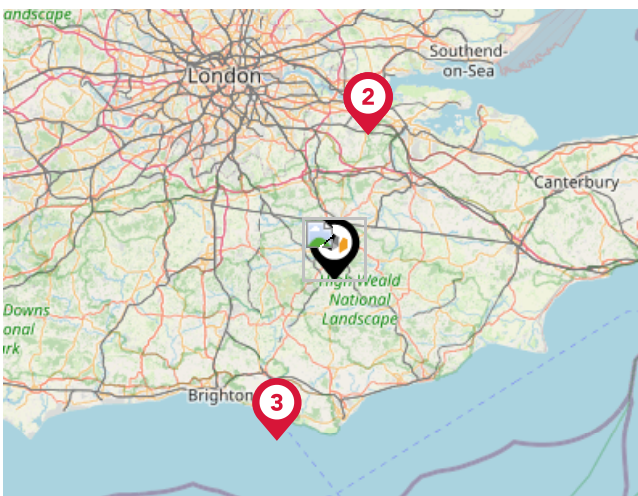
### Bus Stops/Stations

Pin	Name	Distance
1	Molyneux Park Road	0.08 miles
2	Royal Chase	0.16 miles
3	Oakdale Road	0.13 miles
4	Earl's Road	0.16 miles
5	Earl's Road	0.15 miles



### Local Connections

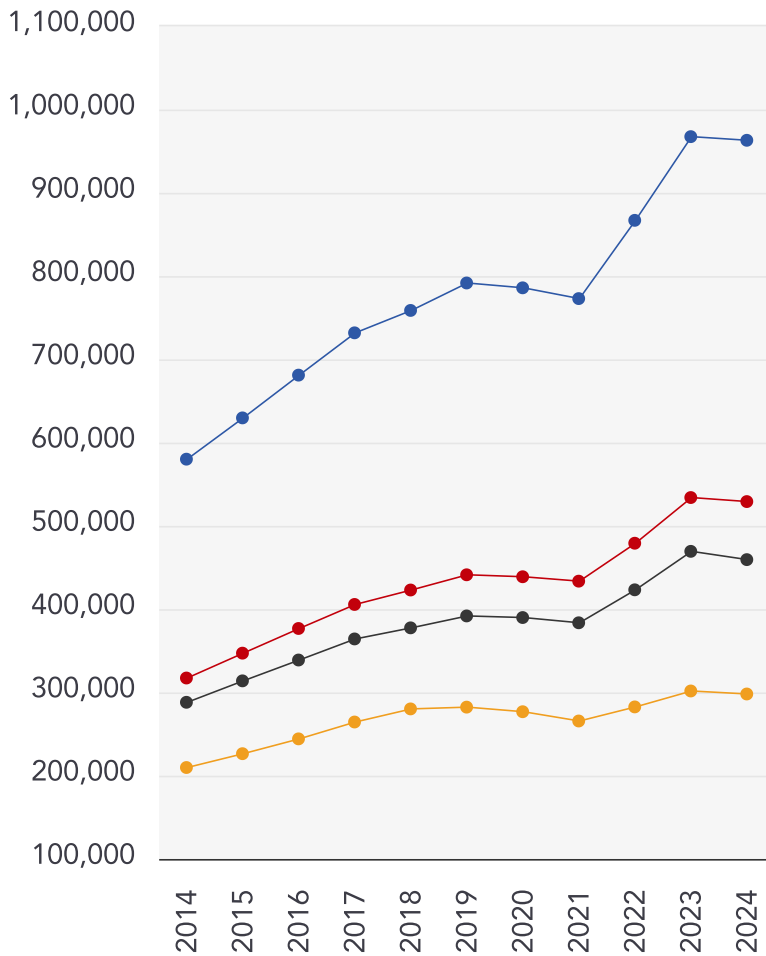
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.75 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.09 miles
2	Town Pier	22.1 miles
3	Newhaven Harbour Ferry Terminal	25.35 miles

10 Year History of Average House Prices by Property Type in TN4



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



### 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

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