

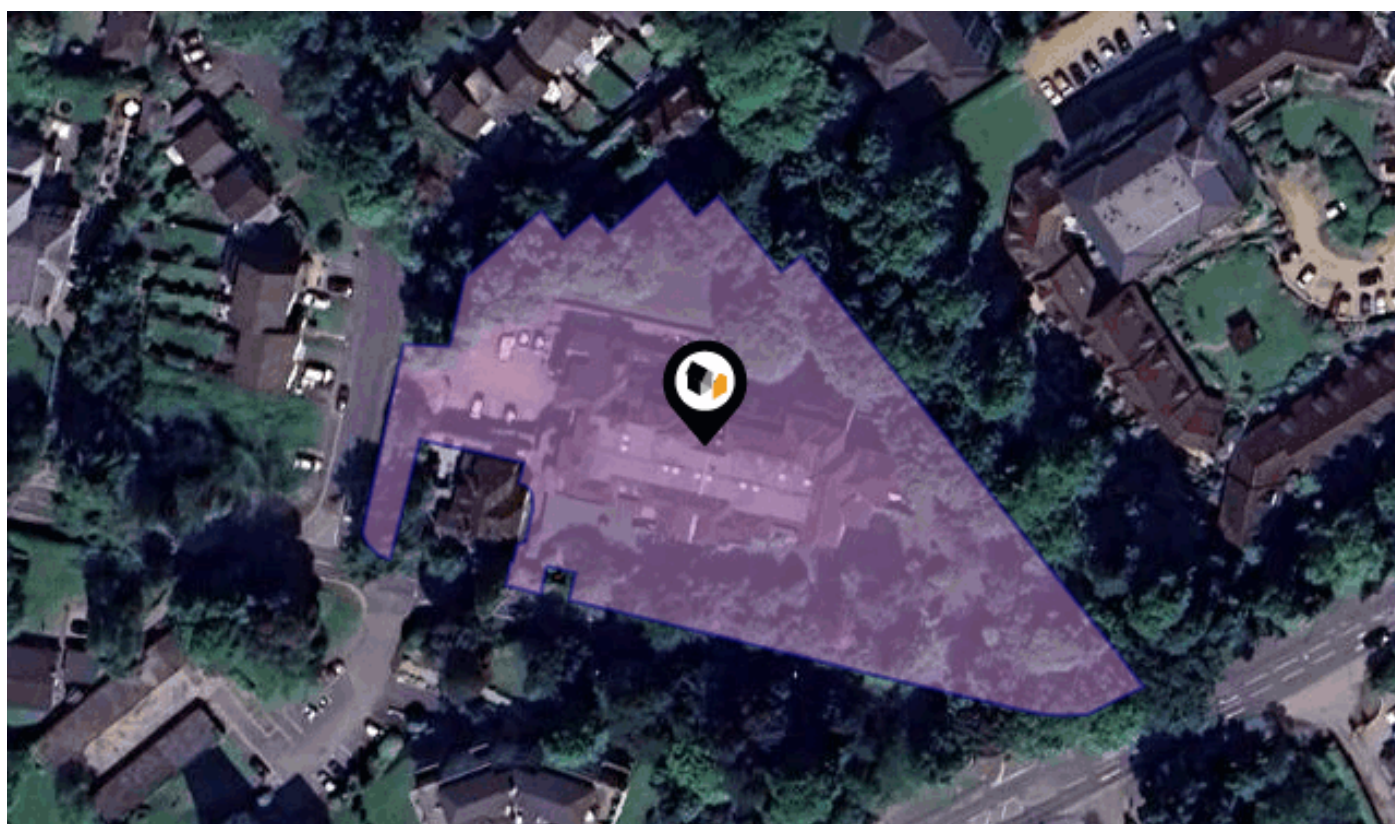


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th January 2025



SANDROCK HOUSE, SANDROCK ROAD, TUNBRIDGE WELLS, TN2

Offers Invited : £325,000

Martin & Co Tunbridge Wells

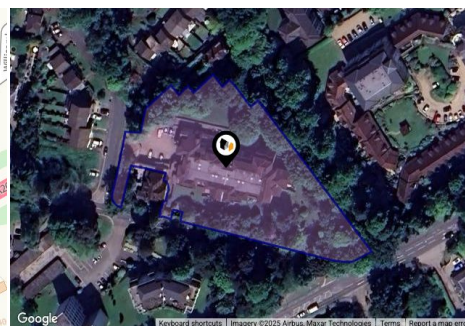
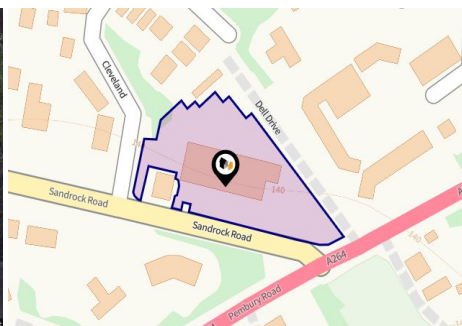
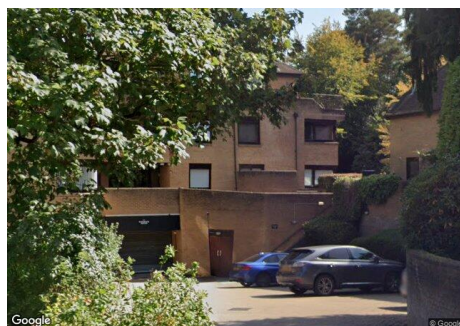
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01892 543856

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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,162 ft ² / 108 m ²
Plot Area:	1.53 acres
Year Built :	1983-1990
Council Tax :	Band F
Annual Estimate:	£3,232
Title Number:	K604538

Offers Invited:	£325,000
Tenure:	Freehold

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6	49	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

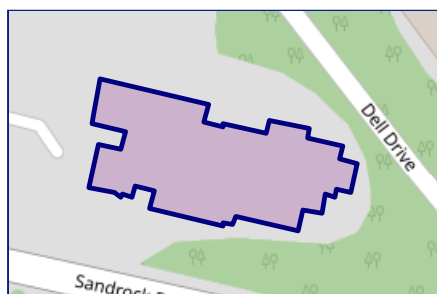


Freehold Title Plan



K604538

Leasehold Title Plan



K691989

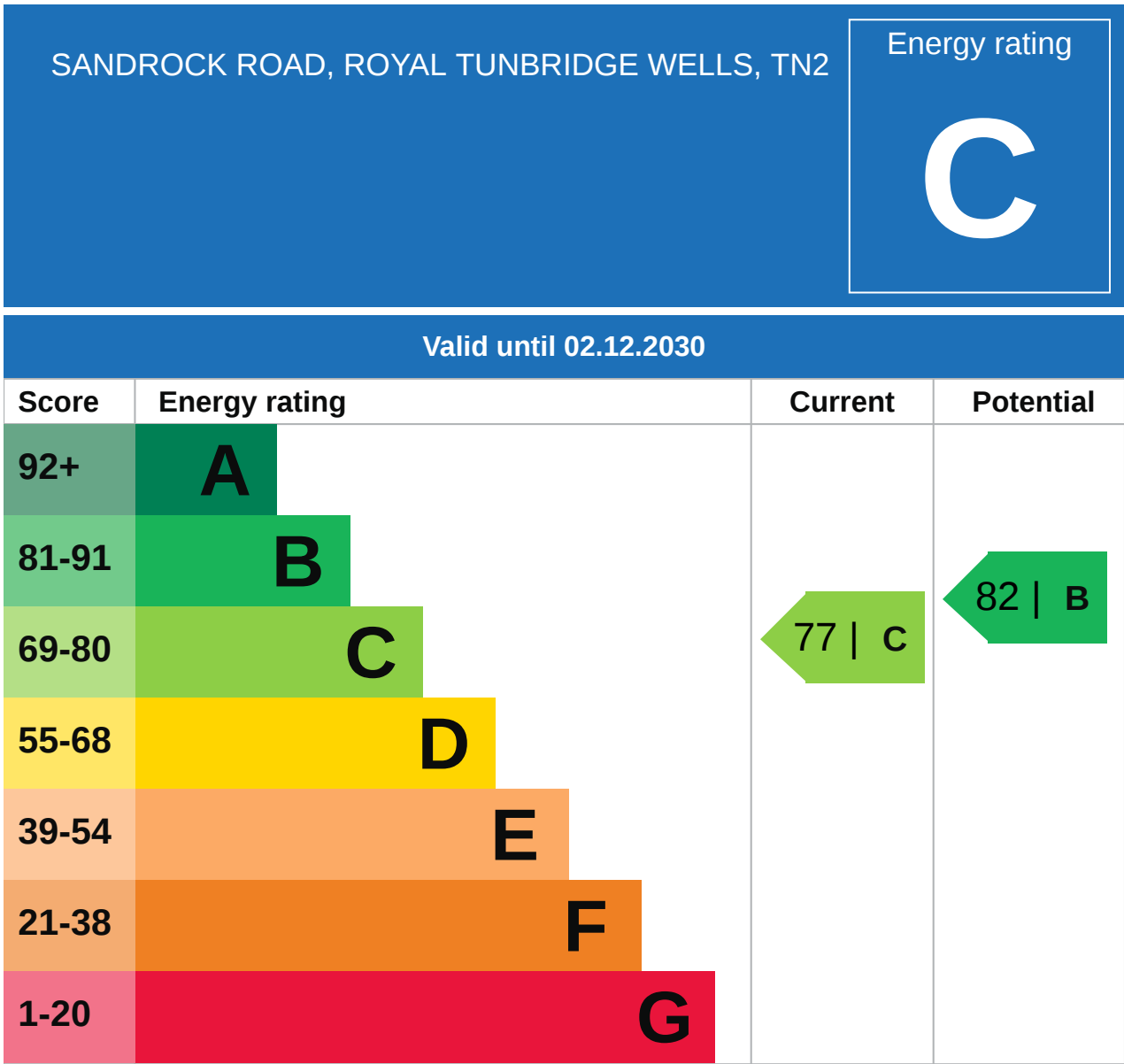
Start Date: 26/07/1990
End Date: 01/01/2139
Lease Term: 150 years from 1 January 1989
Term Remaining: 114 years





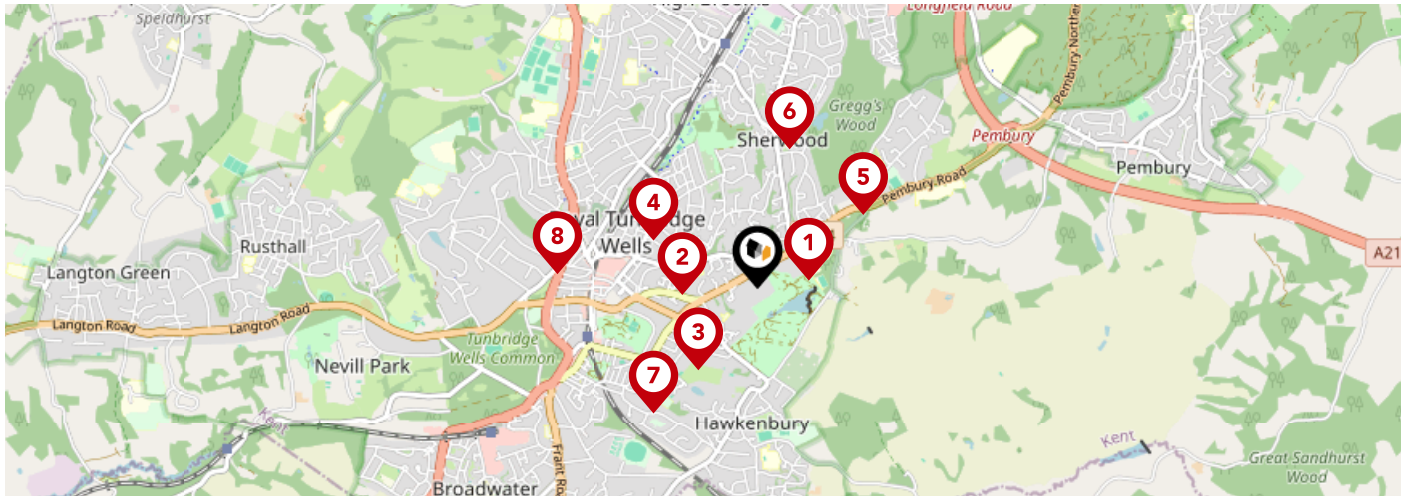
**SANDROCK HOUSE, SANDROCK ROAD, TUNBRIDGE
WELLS, TN2**



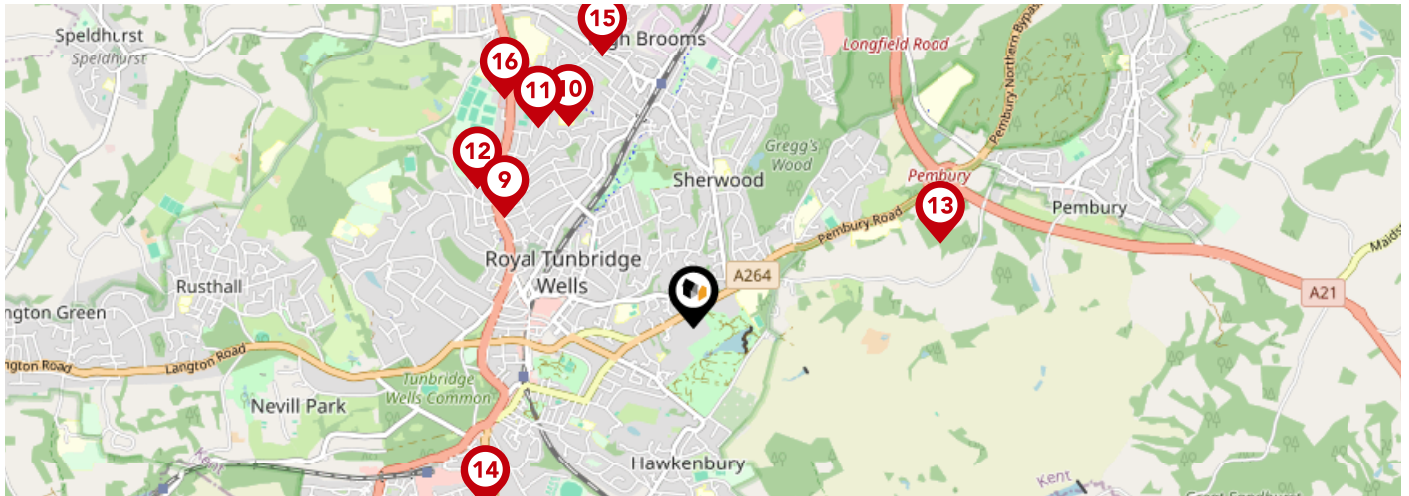










Additional EPC Data

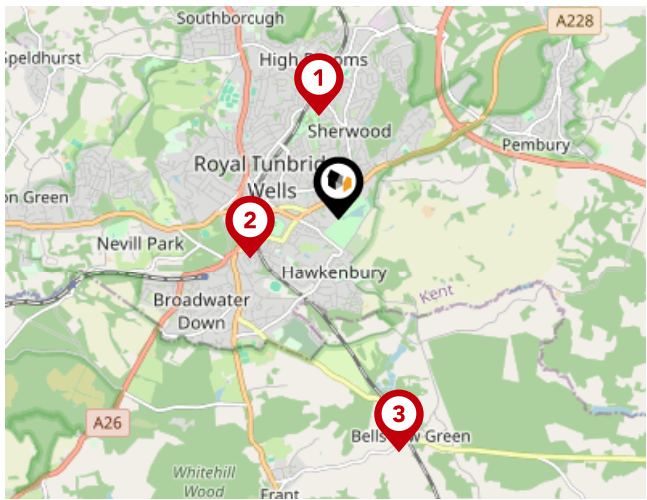
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	108 m ²



		Nursery	Primary	Secondary	College	Private
1	Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Skinners' Kent Academy Ofsted Rating: Good Pupils: 1036 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakley School Ofsted Rating: Good Pupils: 220 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mead School Ofsted Rating: Not Rated Pupils: 237 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's High Brooms Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 358 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

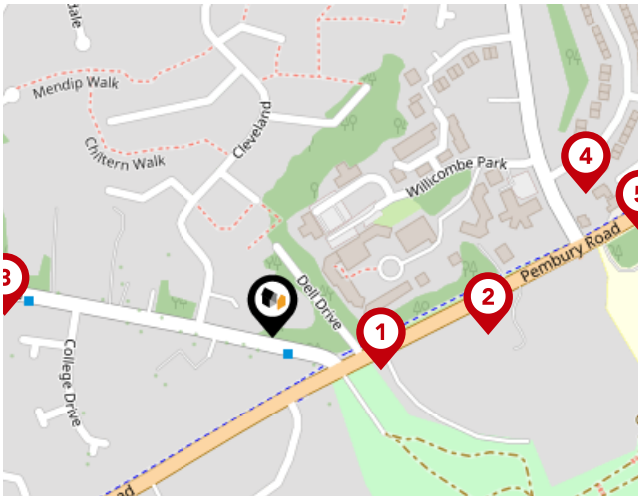


National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.98 miles
2	Tunbridge Wells Rail Station	0.89 miles
3	Frant Rail Station	2.25 miles

Area

Transport (Local)



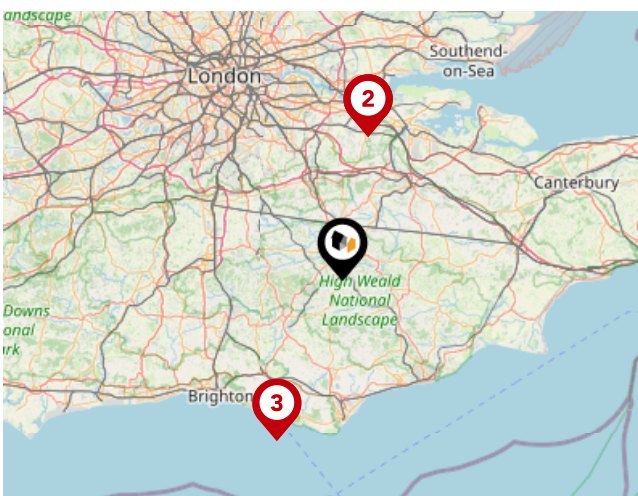
Bus Stops/Stations

Pin	Name	Distance
1	Dunorlan Park	0.07 miles
2	Sandhurst Road South	0.12 miles
3	College Drive	0.16 miles
4	Squirrel Way	0.2 miles
5	Sandhurst Road South	0.22 miles



Local Connections

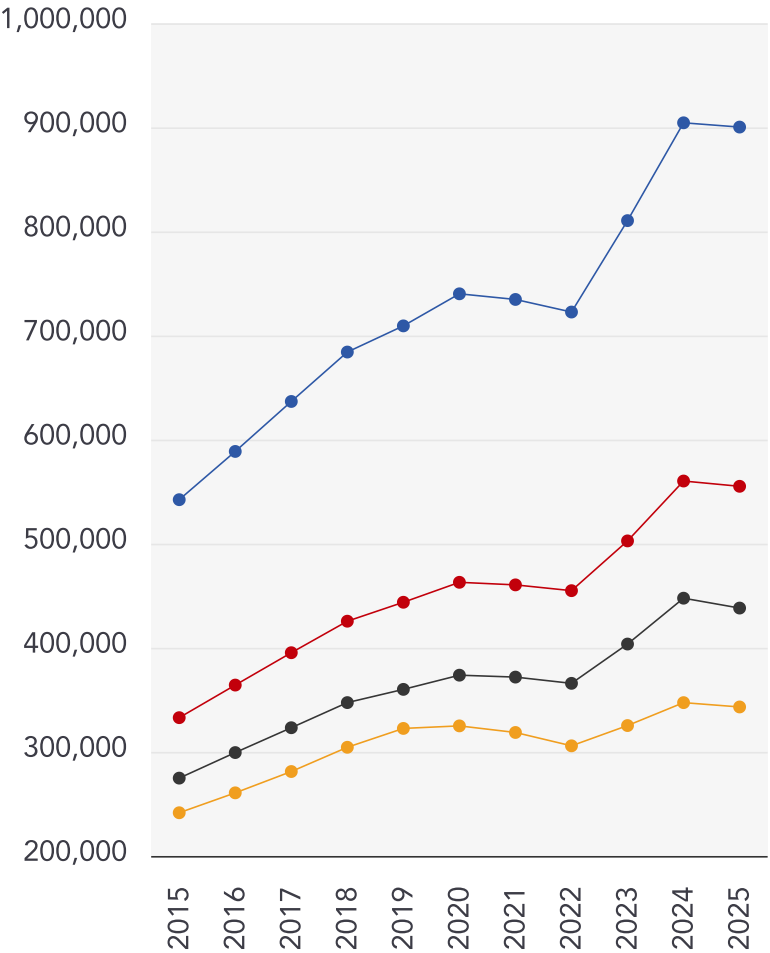
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.44 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.75 miles
2	Town Pier	21.75 miles
3	Newhaven Harbour Ferry Terminal	25.84 miles

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.



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