

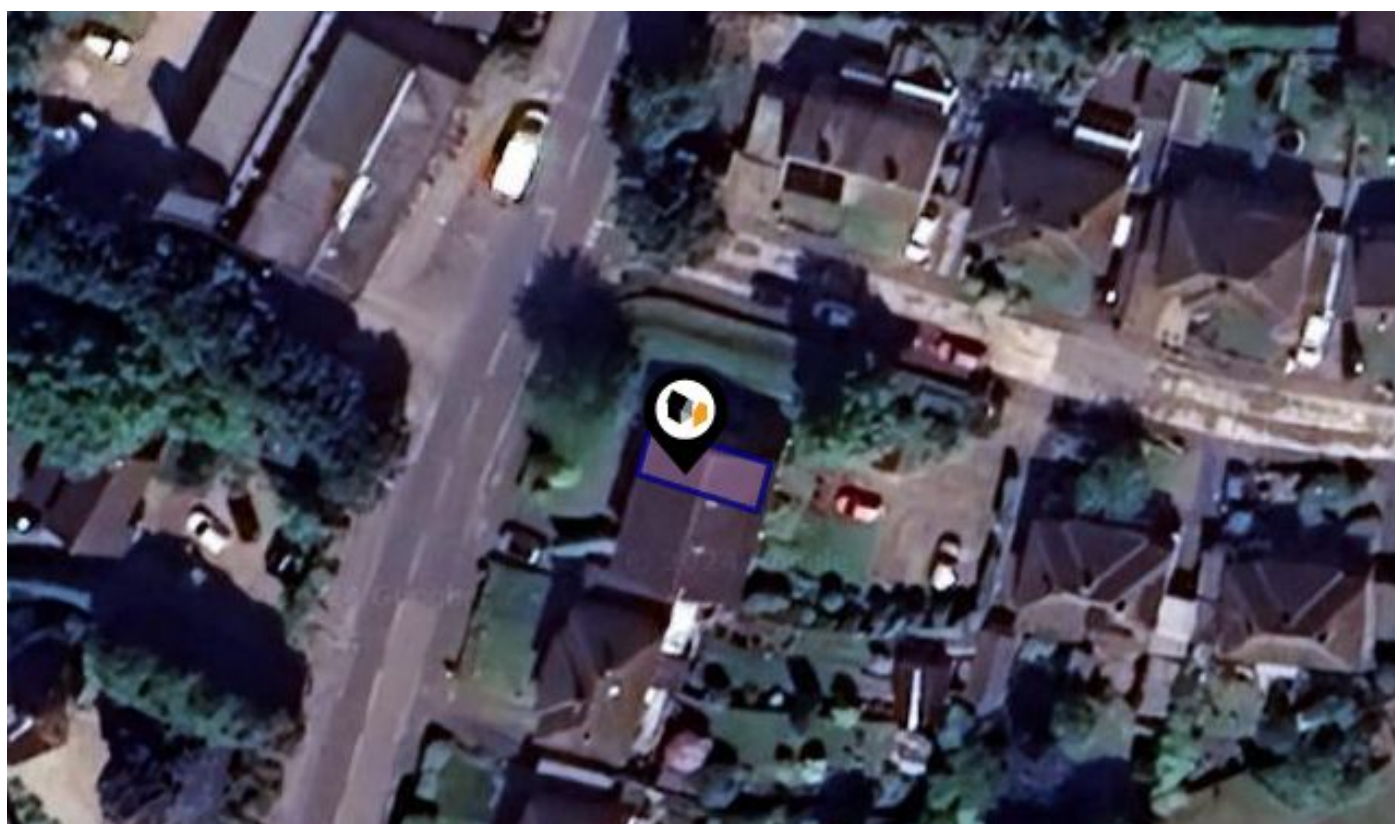


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th January 2025



BIRCHOLME, LIPTRAPS LANE, TUNBRIDGE WELLS, TN2

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

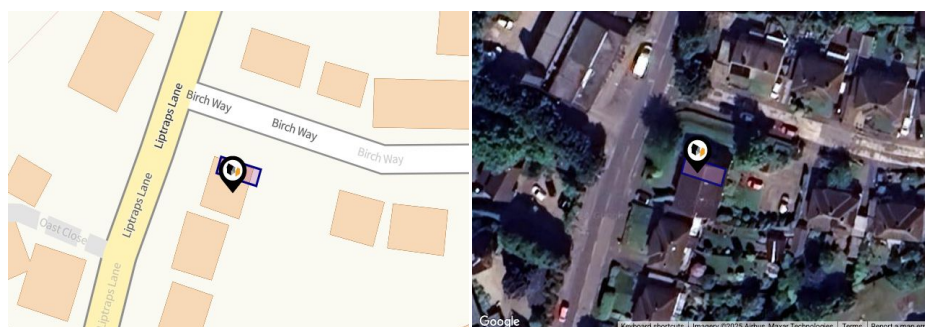
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street-view-image



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 441 ft² / 41 m²
Plot Area: 0.01 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,492
Title Number: K559863

Tenure: Leasehold
Start Date: 28/09/1983
End Date: 25/03/2082
Lease Term: 99 years from 25 March 1983
Term Remaining: 57 years

Local Area

Local Authority: Tunbridge wells
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk
 • Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

3 **62** **1000**
 mb/s mb/s mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

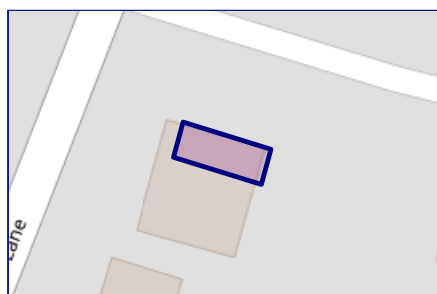


Freehold Title Plan



K127506

Leasehold Title Plan

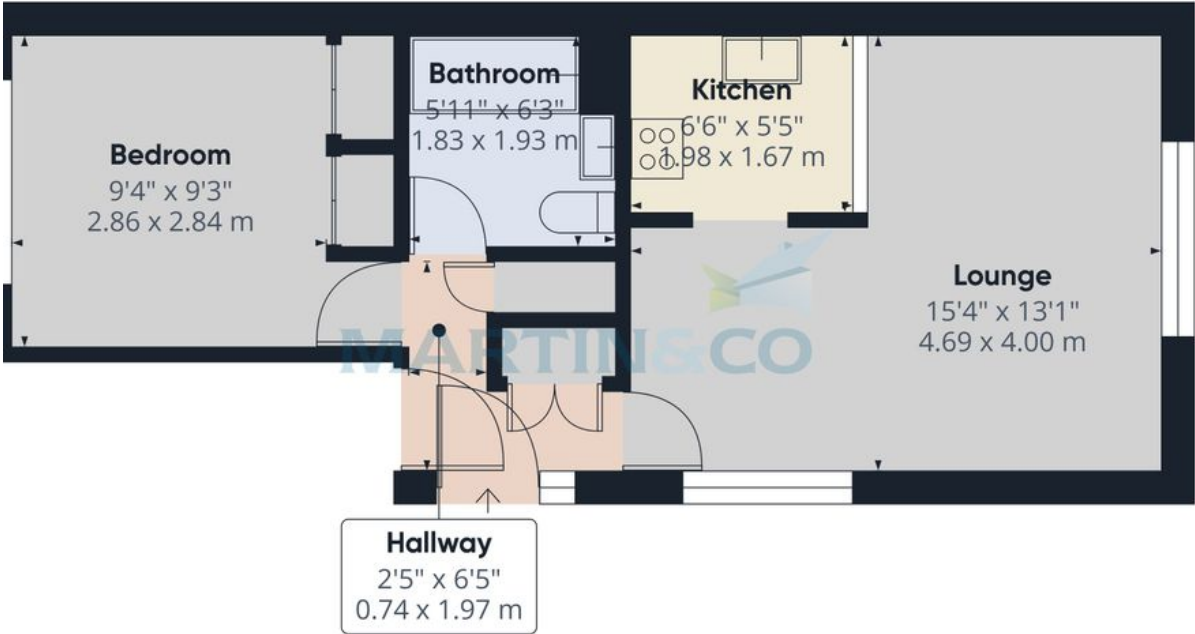


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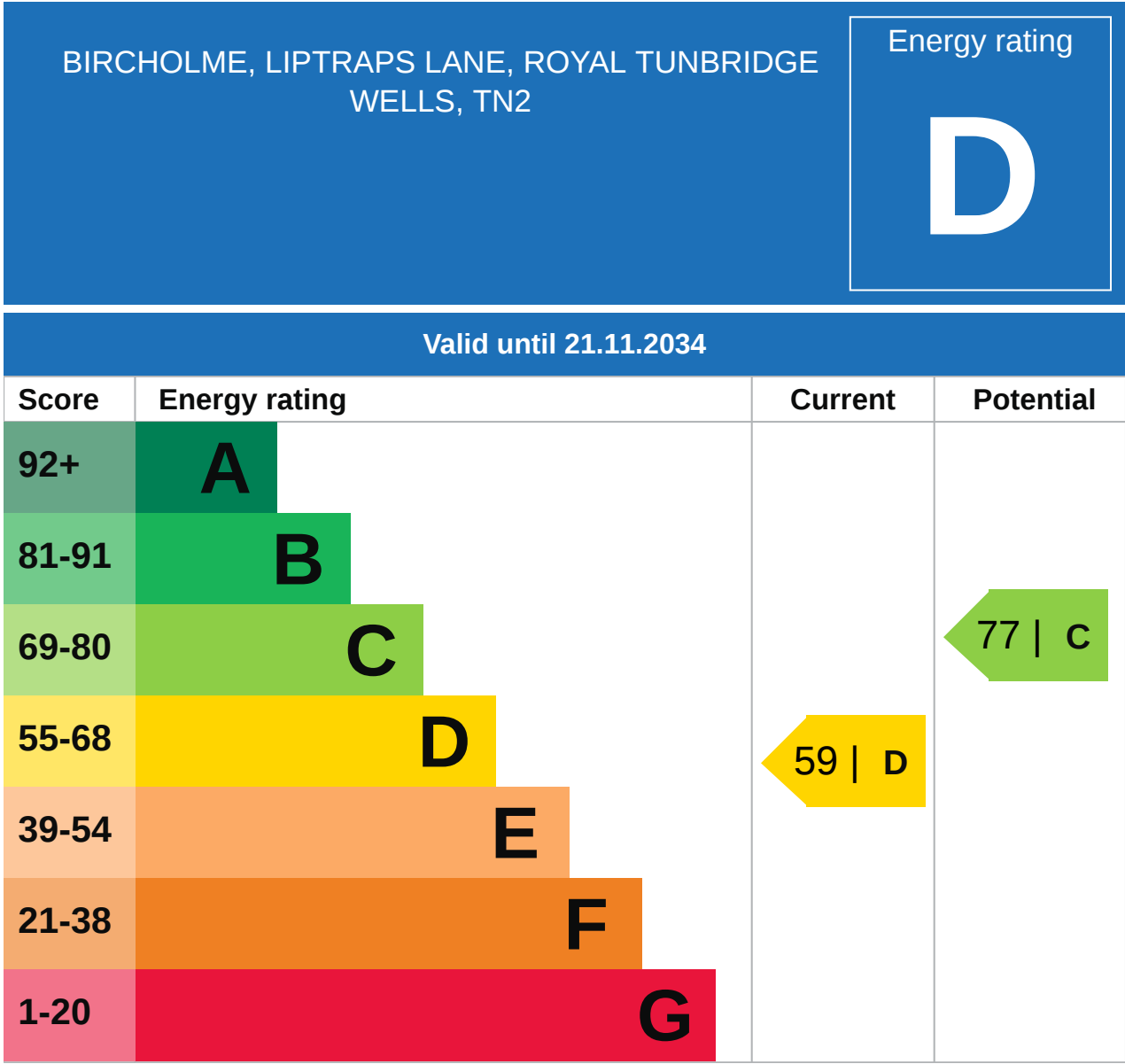


Approximate total area[®]
389 ft²
36.14 m²

(1) Excluding balconies and terrace

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

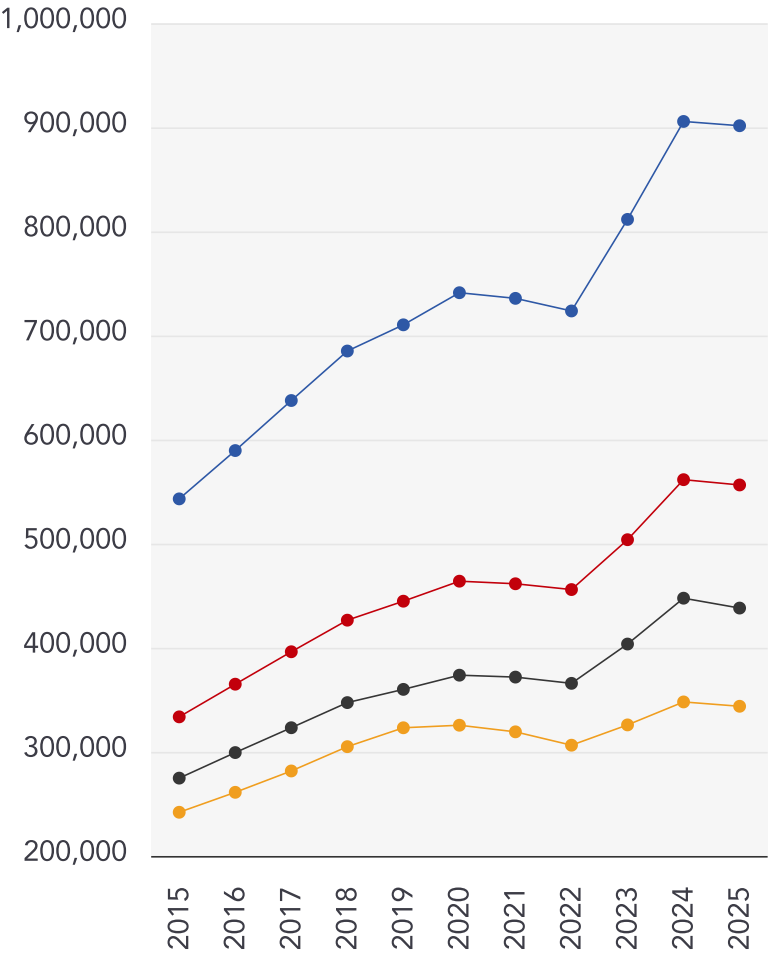
GIRAFFE360



Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	41 m ²

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.



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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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