

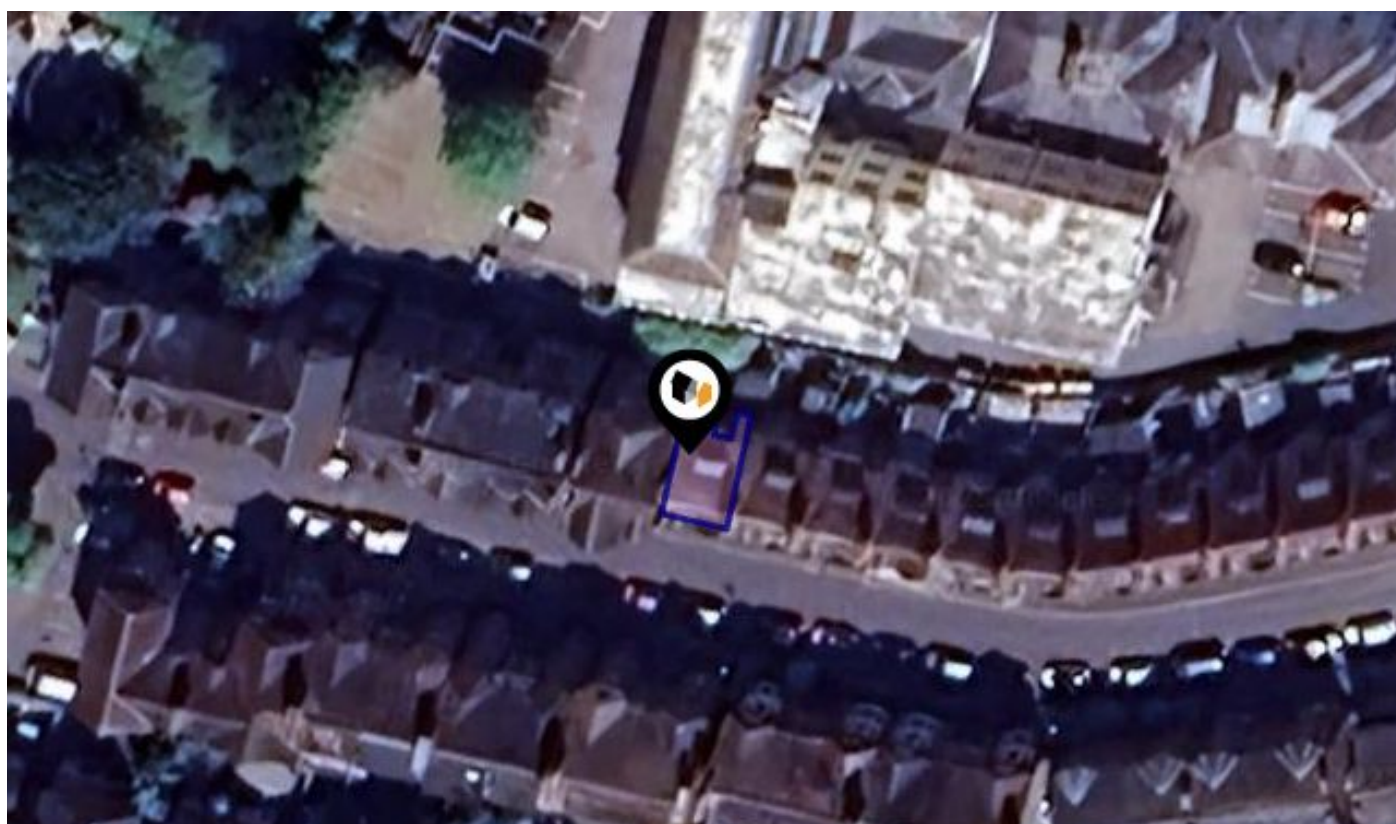


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 23<sup>rd</sup> January 2025**



**34, LIME HILL ROAD, TUNBRIDGE WELLS, TN1**

**OIRO : £180,000**

## Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

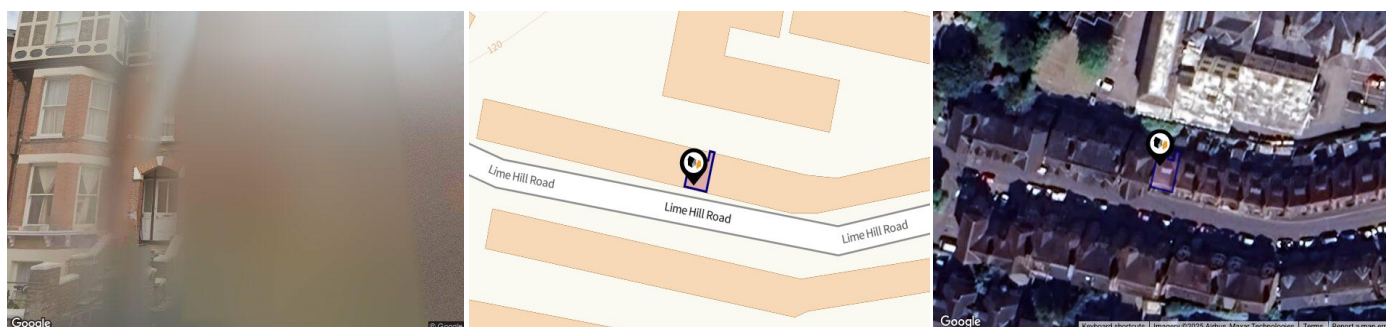
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## Property

<b>Type:</b>	Flat / Maisonette	<b>OIRO:</b>	£180,000
<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>	30/07/1989
<b>Plot Area:</b>	0.01 acres	<b>End Date:</b>	25/03/2113
<b>Year Built :</b>	Before 1900	<b>Lease Term:</b>	125 years from 25 March 1988
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	88 years
<b>Annual Estimate:</b>	£1,492		
<b>Title Number:</b>	K677095		

## Local Area

<b>Local Authority:</b>	Kent
<b>Conservation Area:</b>	Tunbridge Wells Conservation Area

### Flood Risk:

• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

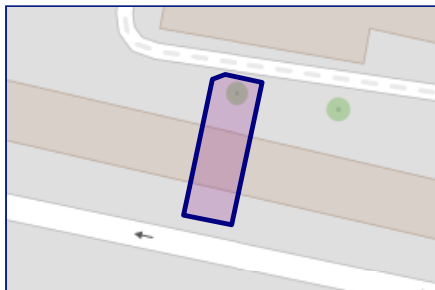
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

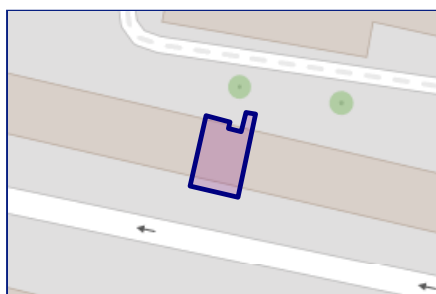


## Freehold Title Plan



**K164062**

## Leasehold Title Plan



**K677095**

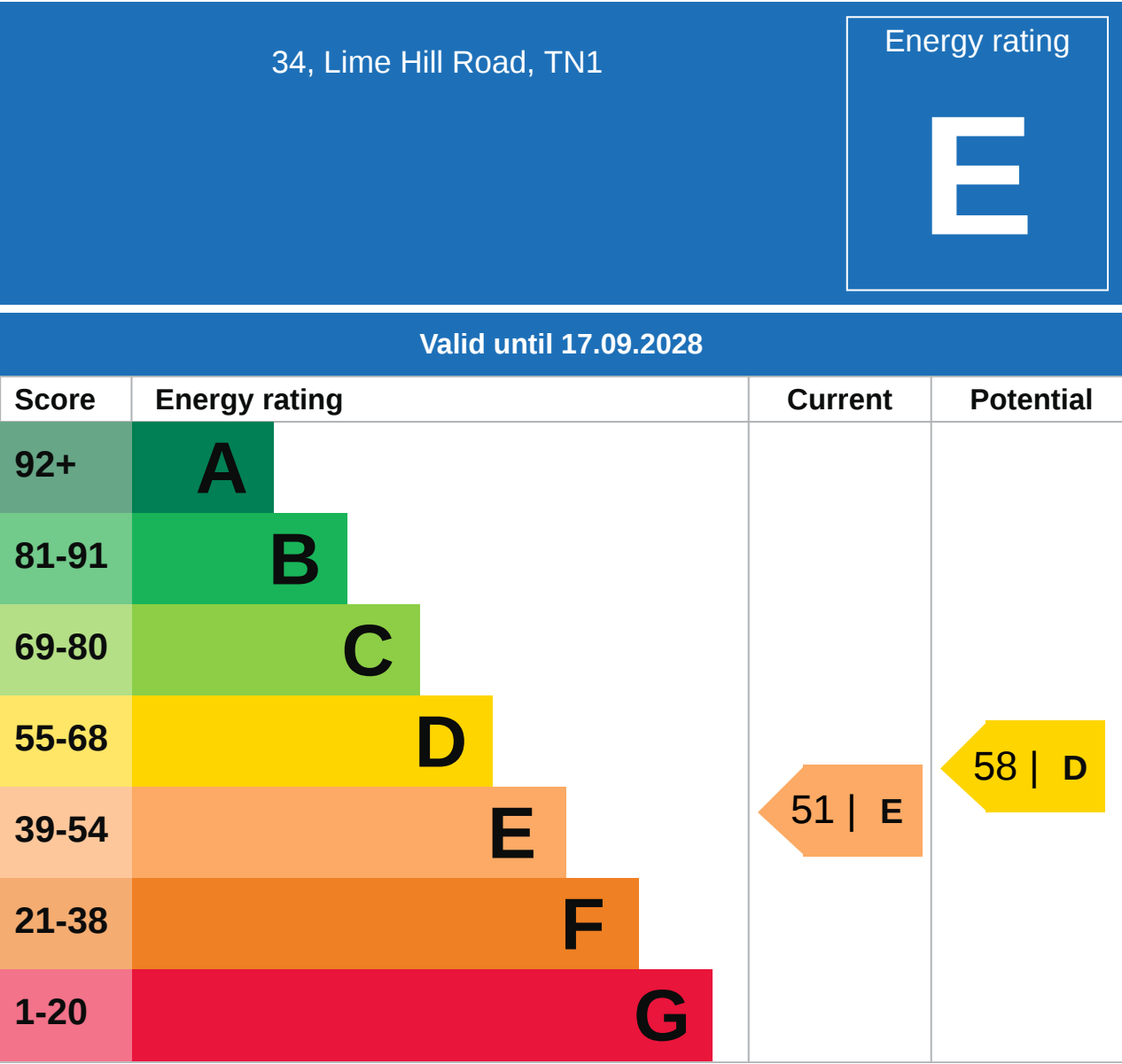
Start Date: 30/07/1989  
End Date: 25/03/2113  
Lease Term: 125 years from 25 March 1988  
Term Remaining: 88 years





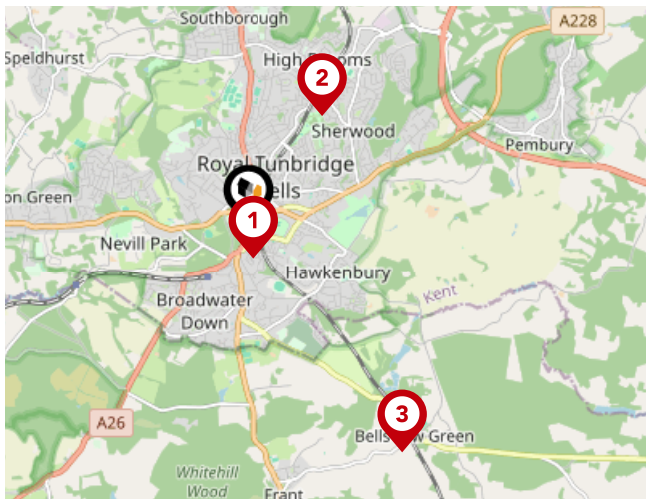
34, LIME HILL ROAD, TUNBRIDGE WELLS, TN1





### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	36 m <sup>2</sup>

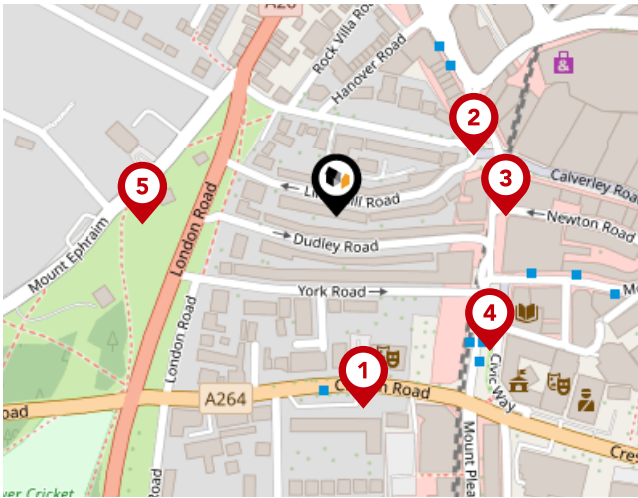


## National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.29 miles
2	High Brooms Rail Station	1.26 miles
3	Frant Rail Station	2.53 miles

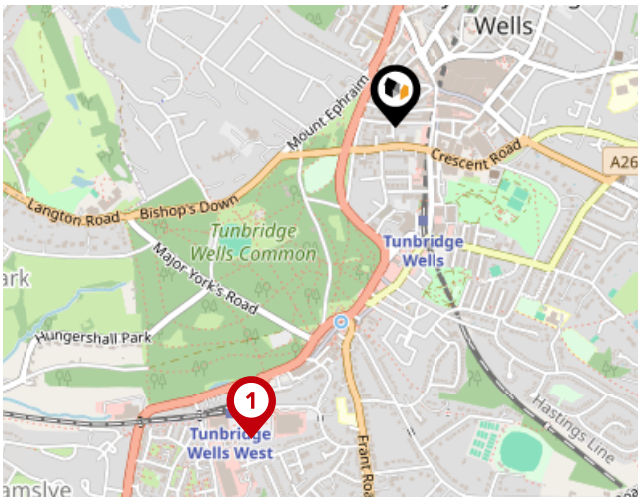
# Area

## Transport (Local)



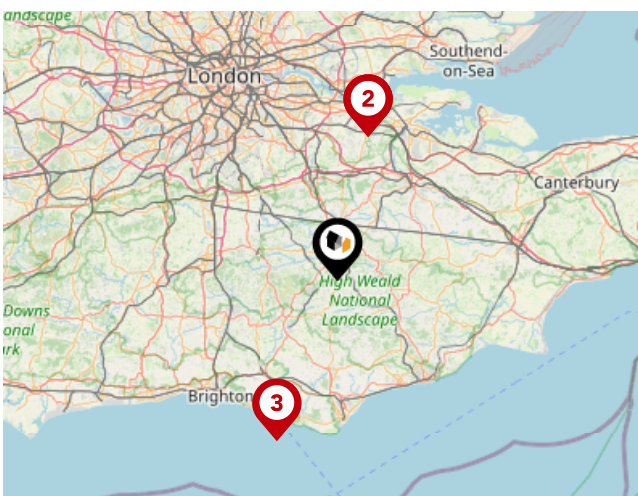
### Bus Stops/Stations

Pin	Name	Distance
1	Trinity Theatre	0.11 miles
2	Royal Victoria Place	0.09 miles
3	Royal Victoria Place	0.1 miles
4	War Memorial	0.12 miles
5	Royal Wells Hotel	0.11 miles



### Local Connections

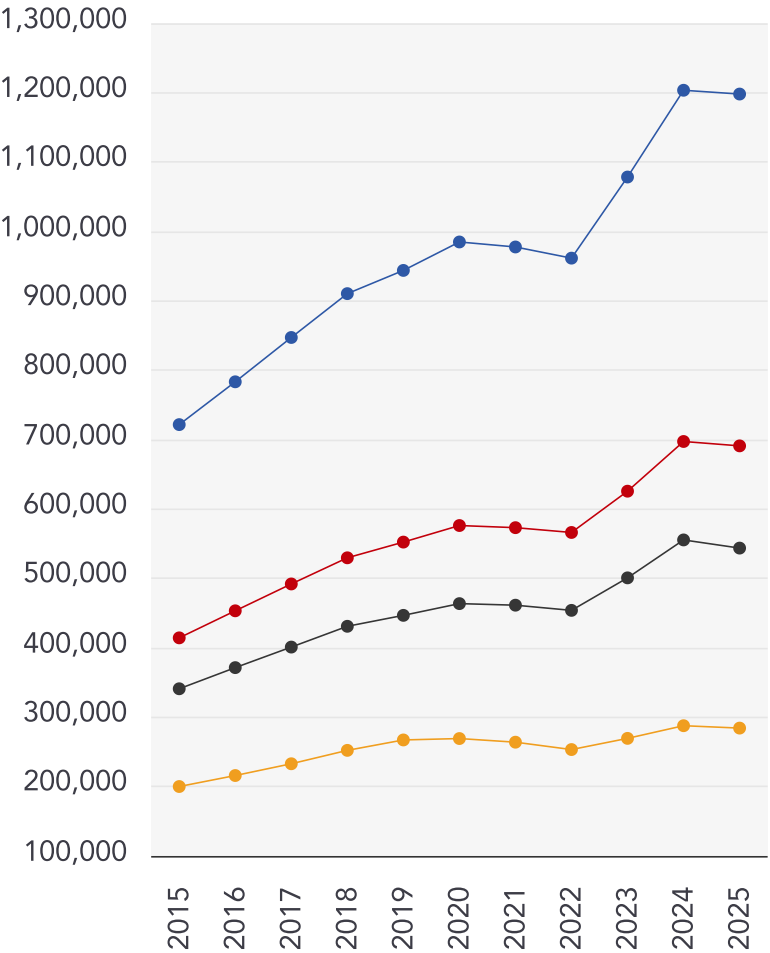
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.8 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22 miles
2	Town Pier	22 miles
3	Newhaven Harbour Ferry Terminal	25.45 miles

### 10 Year History of Average House Prices by Property Type in TN1



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

## 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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