

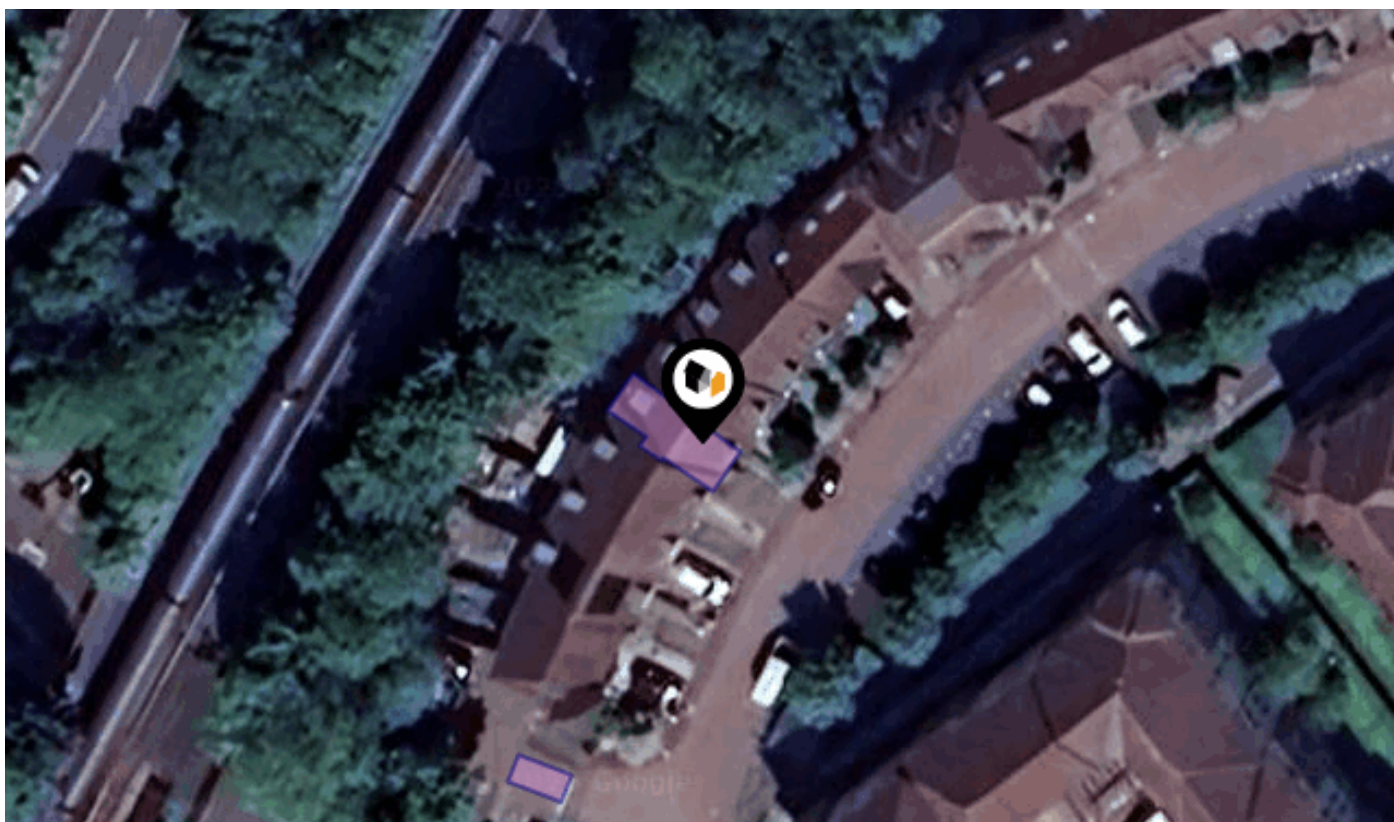


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



ADDISON ROAD, TUNBRIDGE WELLS, TN2

OIRO : £200,000

Martin & Co Tunbridge Wells

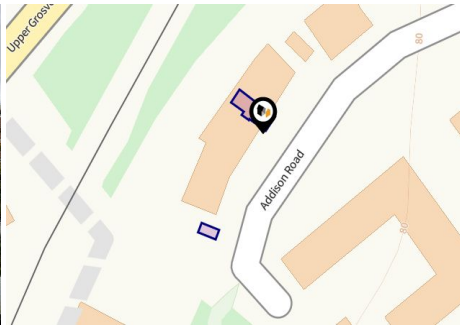
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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Flat / Maisonette	OIRO:	£200,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	430 ft ² / 40 m ²	Start Date:	28/06/2007
Plot Area:	0.01 acres	End Date:	01/12/2160
Year Built :	2007	Lease Term:	155 years from 1 December 2005
Council Tax :	Band C	Term Remaining:	135 years
Annual Estimate:	£1,989		
Title Number:	K926649		

Local Area

Local Authority:	Tunbridge wells	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	80	9000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Low			

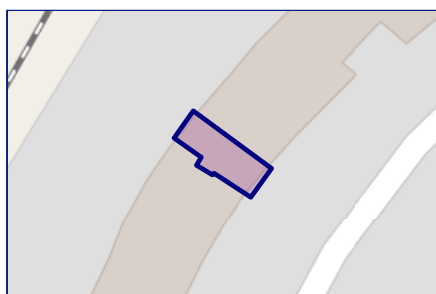
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
O ₂	EE	3	O2	BT	sky	Virgin media

Freehold Title Plan



TT13111

Leasehold Title Plan



K926649

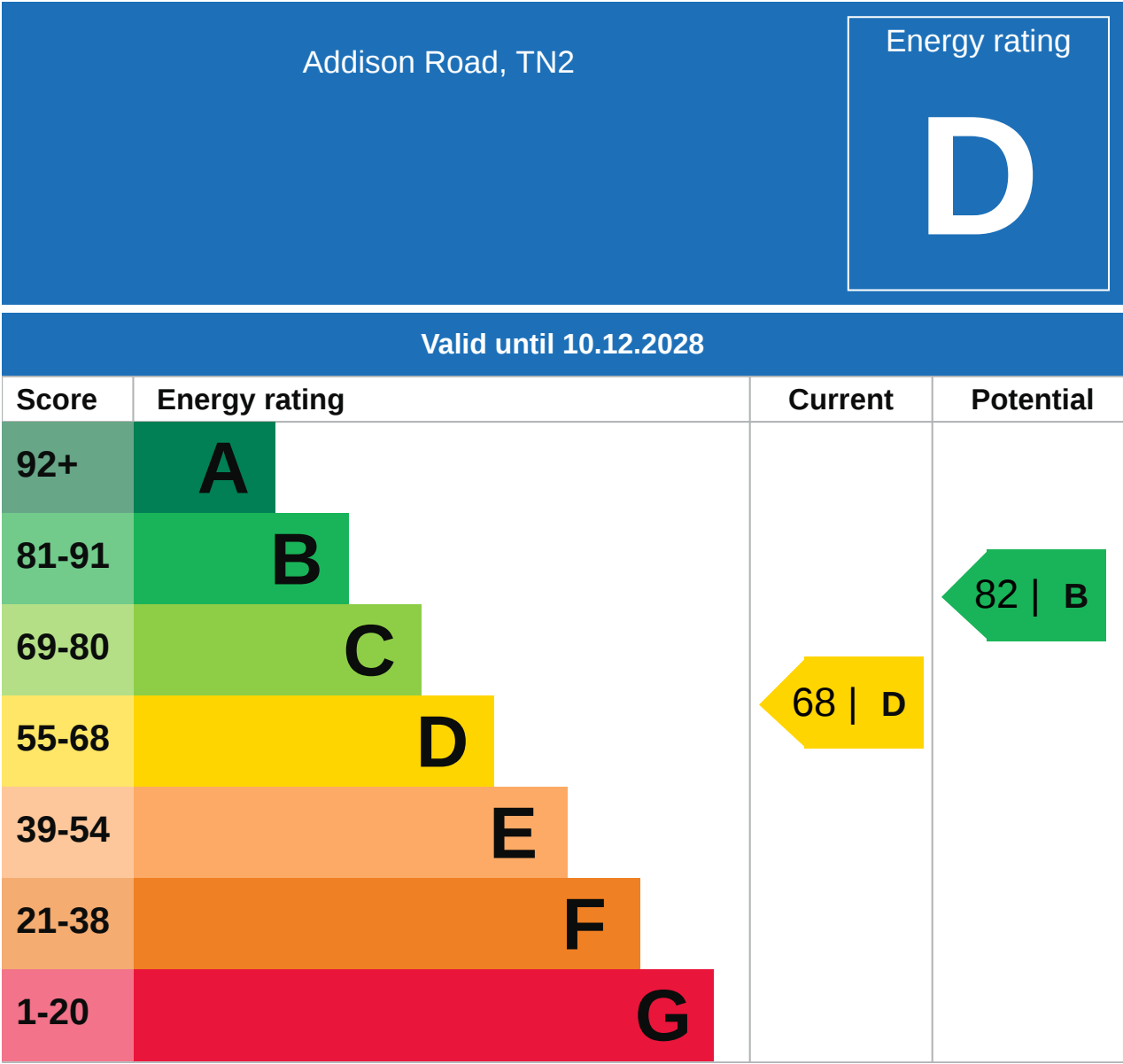
Start Date: 28/06/2007
End Date: 01/12/2160
Lease Term: 155 years from 1 December 2005
Term Remaining: 135 years





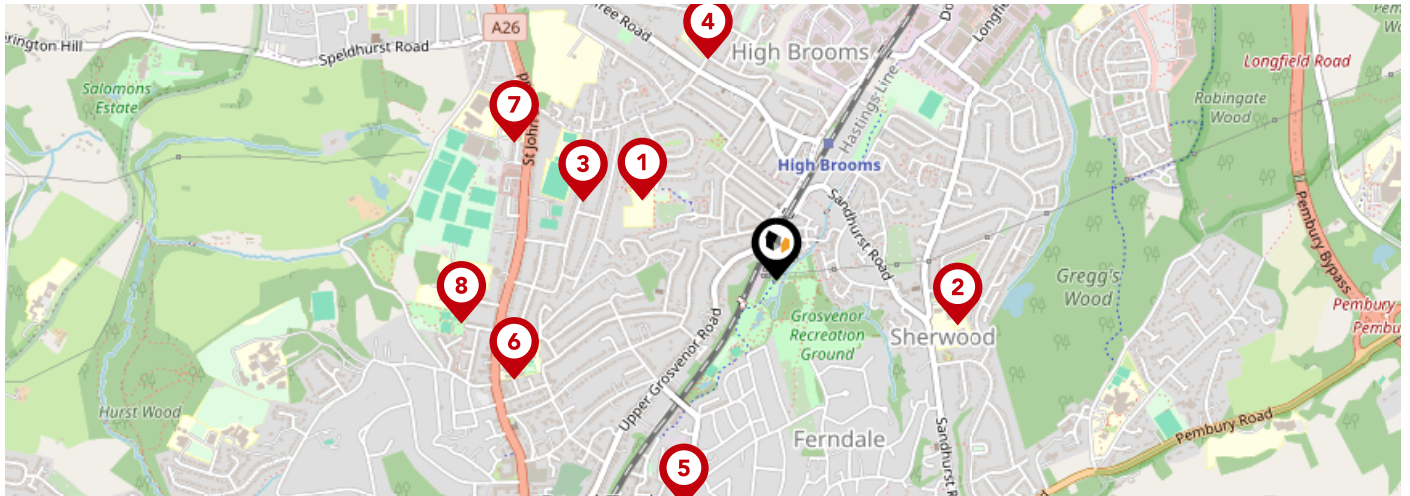
ADDISON ROAD, TUNBRIDGE WELLS, TN2



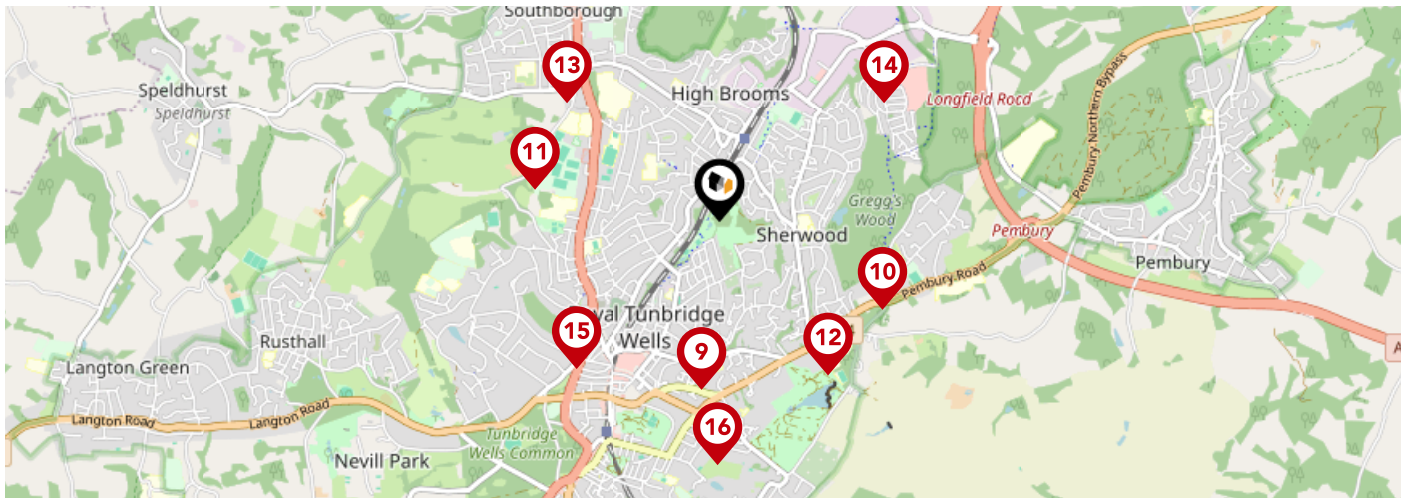










Additional EPC Data

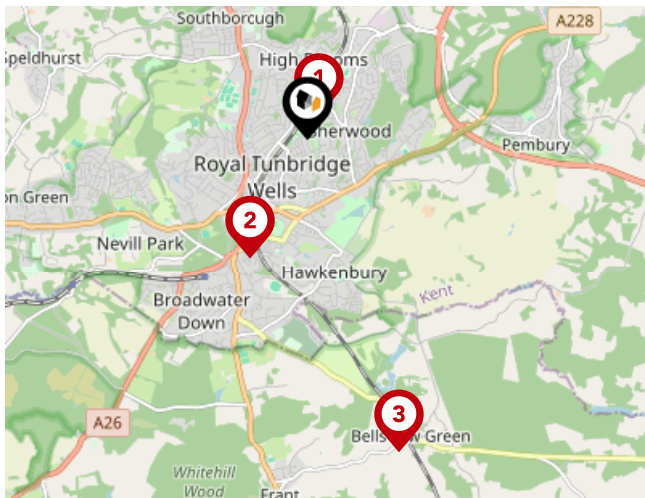
Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Solid, insulated (assumed)
Total Floor Area:	40 m ²



		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Matthew's High Brooms Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 358 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

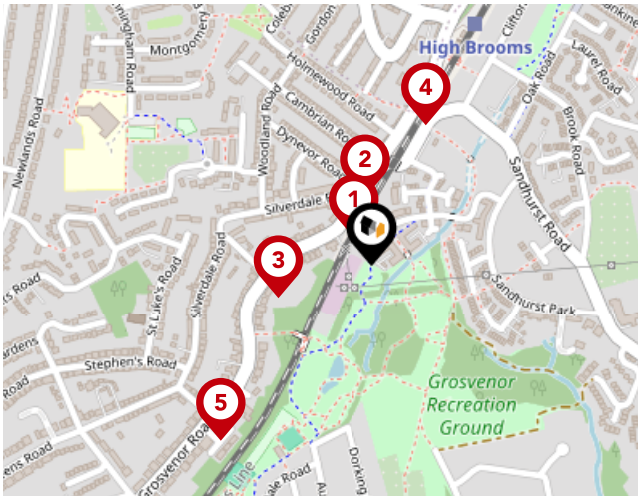


		Nursery	Primary	Secondary	College	Private
	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skinner's' Kent Academy Ofsted Rating: Good Pupils: 1036 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Two Bridges School Ofsted Rating: Special Measures Pupils: 1 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skinner's' Kent Primary 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"/>
	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



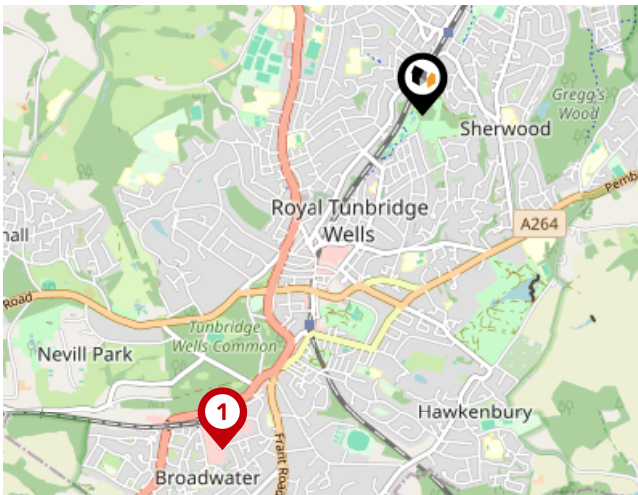
National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.24 miles
2	Tunbridge Wells Rail Station	1.24 miles
3	Frant Rail Station	3.04 miles



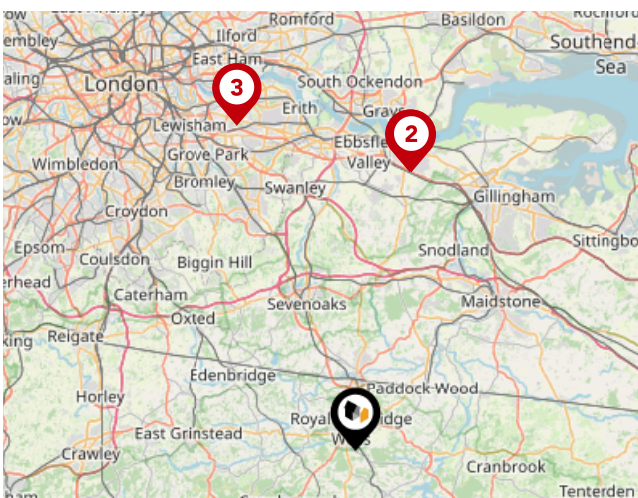
Bus Stops/Stations

Pin	Name	Distance
1	Silverdale Road	0.04 miles
2	Silverdale Road	0.08 miles
3	Silverdale Lane	0.11 miles
4	High Brooms Railway Station	0.18 miles
5	Queen's Road	0.27 miles



Local Connections

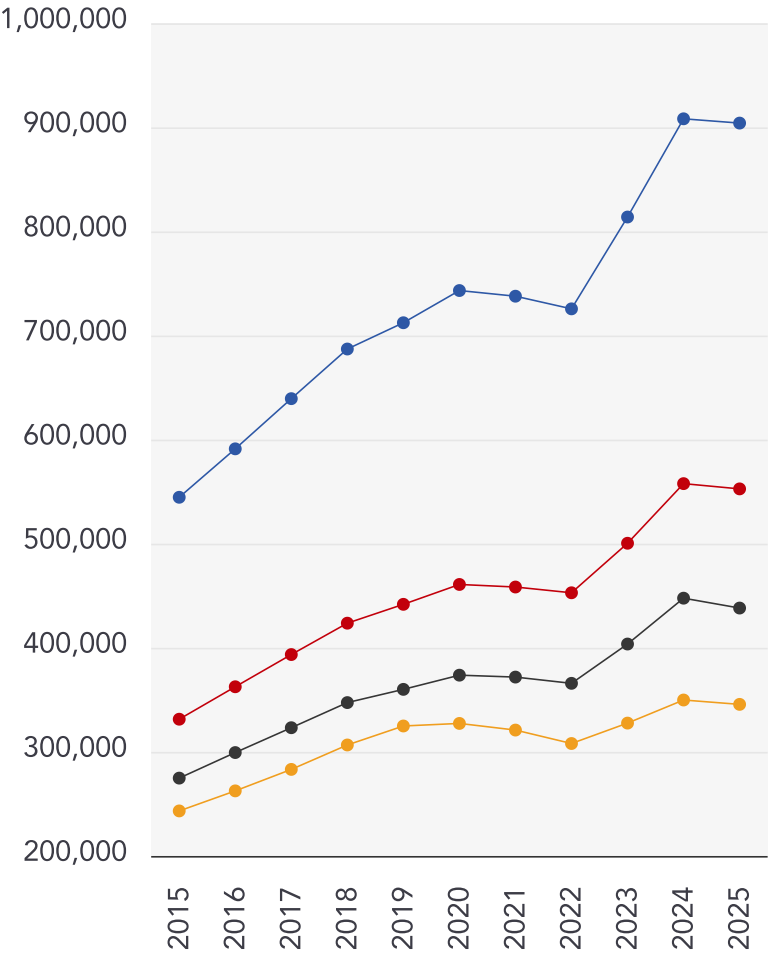
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.81 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.07 miles
2	Town Pier	21.07 miles
3	Woolwich Arsenal Pier	25.7 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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