

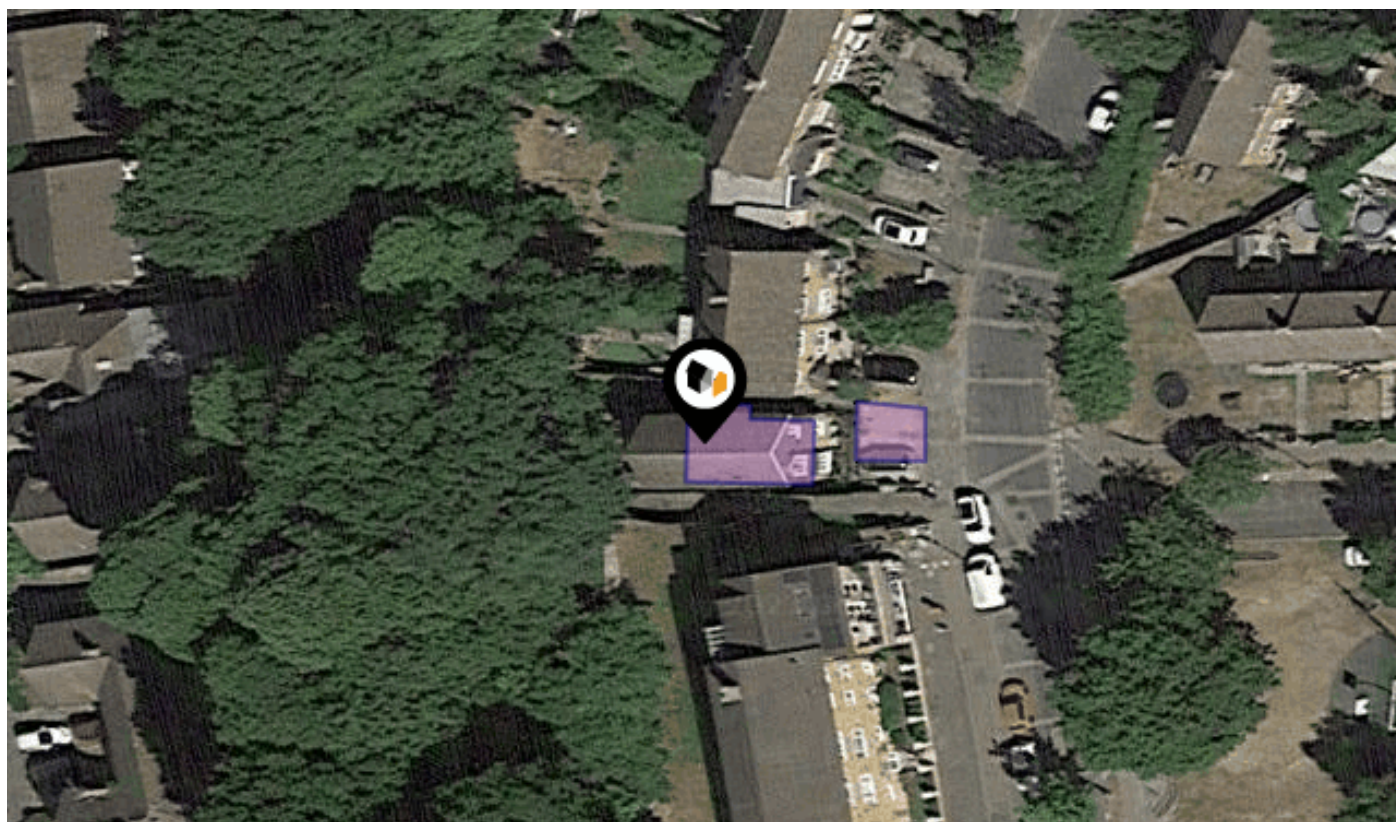


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 02nd March 2023



SHERWOOD ROAD, TUNBRIDGE WELLS, TN2

Martin & Co Tunbridge Wells

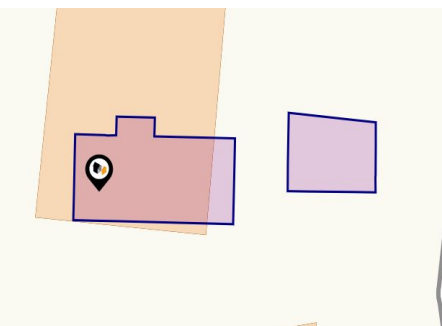
11 Vale Road Tunbridge Wells Kent TN1 1BS

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:	592 ft ² / 55 m ²
Plot Area:	0.03 acres
Year Built :	2009
Council Tax :	Band B
Annual Estimate:	£1,579
Title Number:	K965861
UPRN:	10000072854

Last Sold £/ft ² :	£244
Tenure:	Leasehold
Start Date:	28/12/2009
End Date:	01/01/2135
Lease Term:	125 years from 1 January 2010
Term Remaining:	111 years

Local Area

Local Authority:	Tunbridge Wells
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	55 mb/s	1000 mb/s

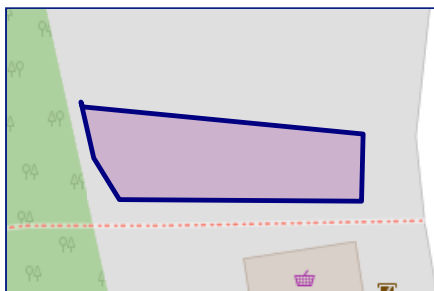
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

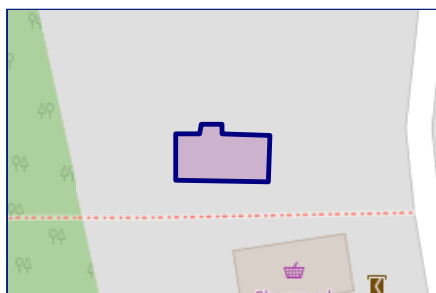


Freehold Title Plan



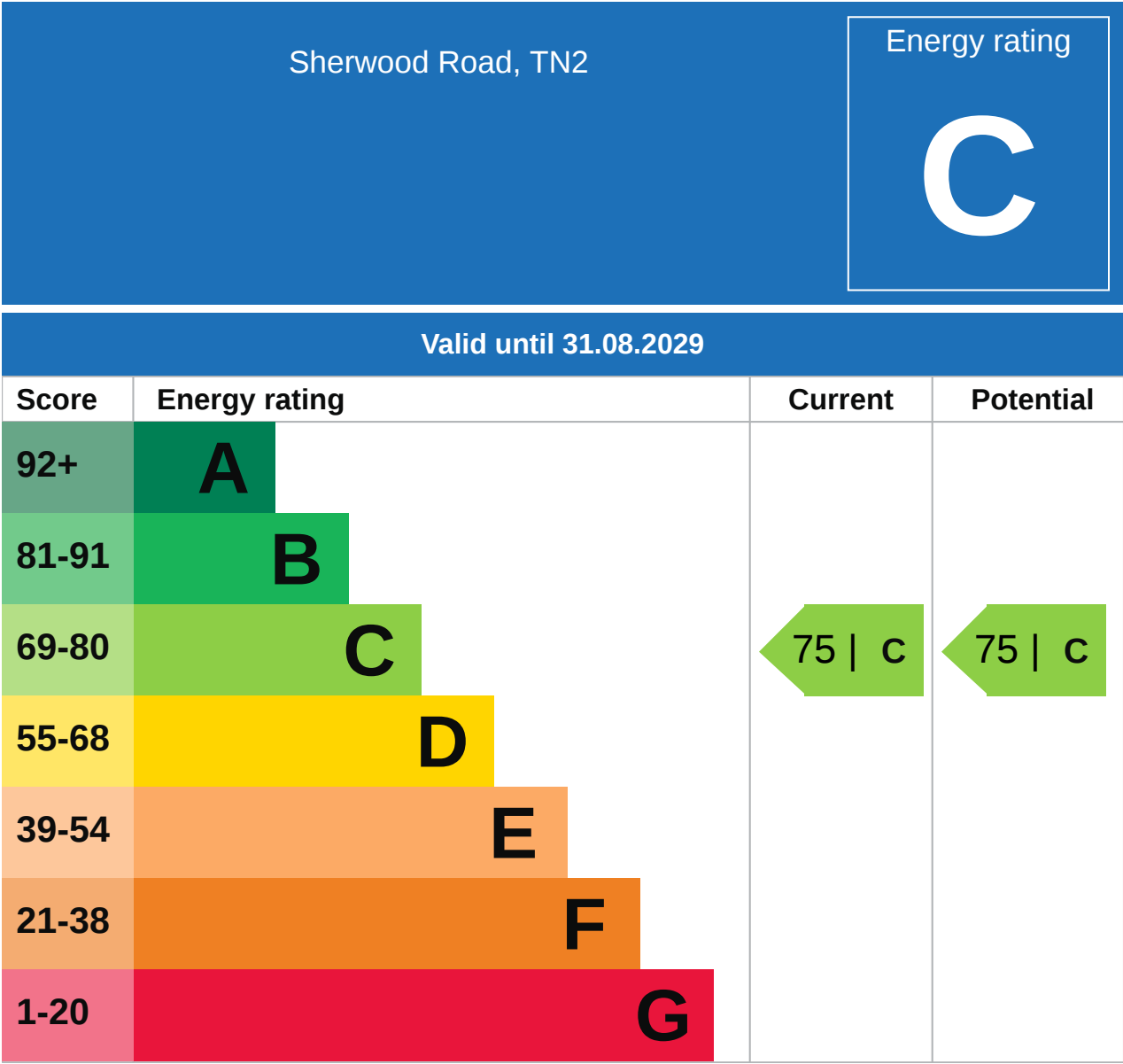
K758222

Leasehold Title Plan



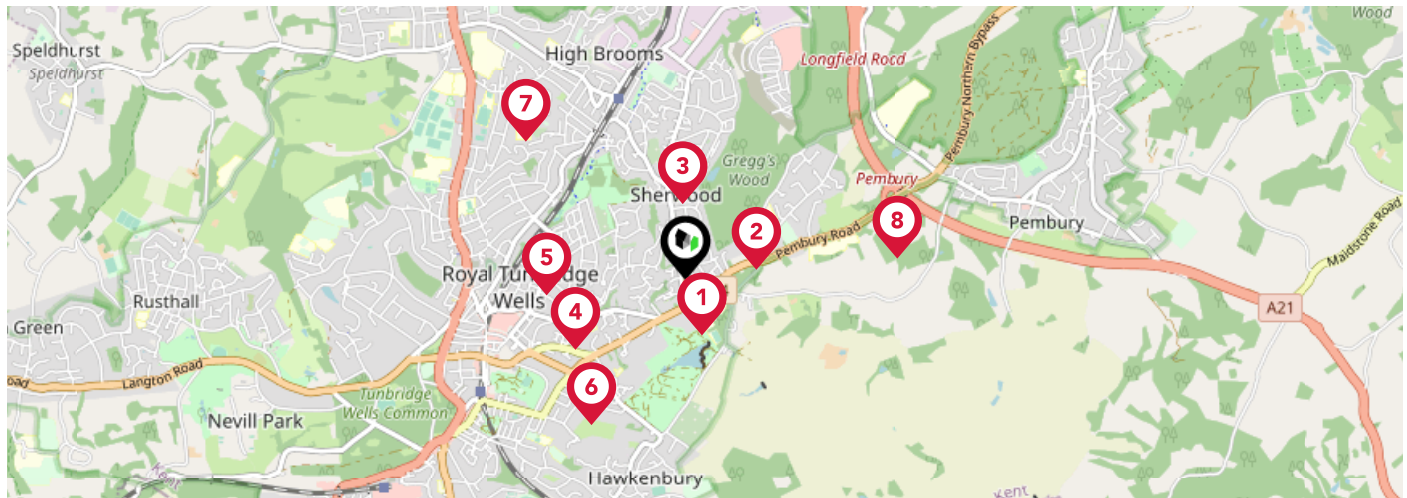
K965861

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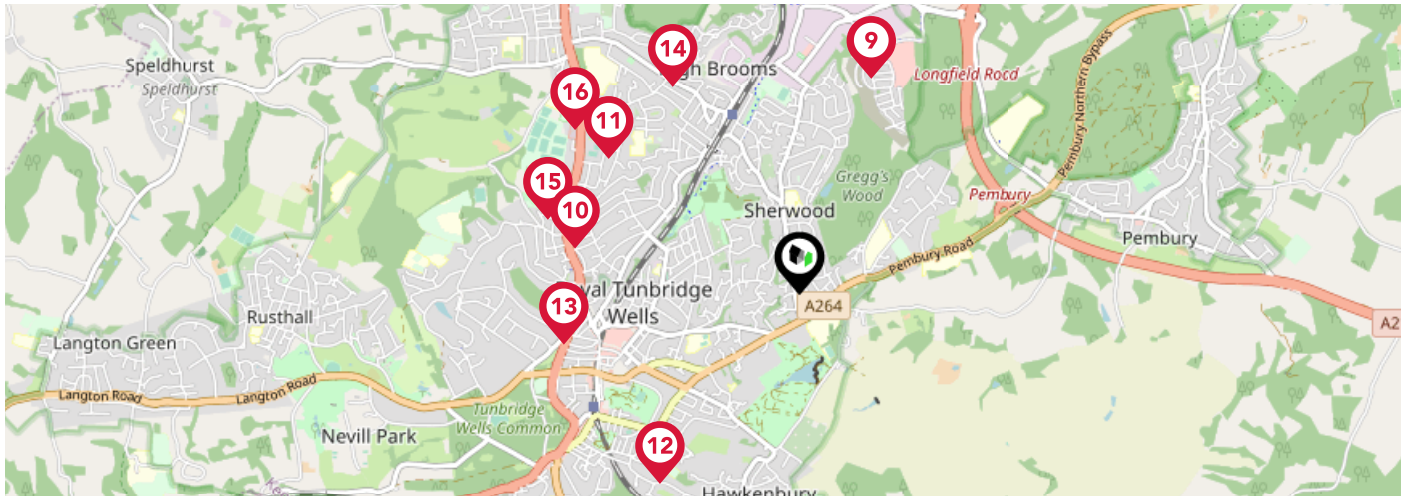










Additional EPC Data

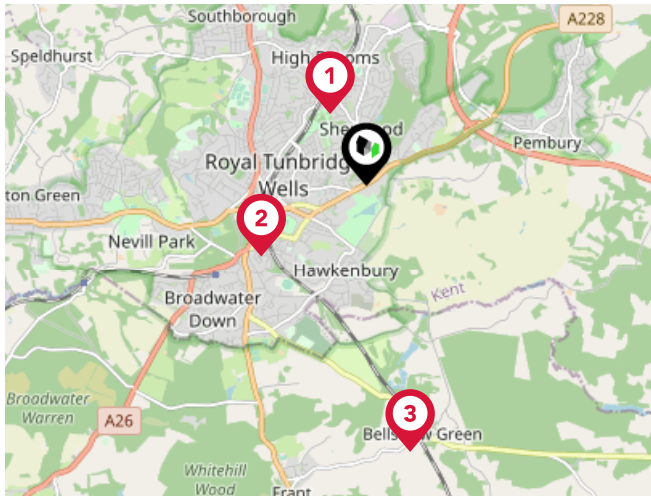
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	55 m ²



		Nursery	Primary	Secondary	College	Private
1	Beechwood Sacred Heart School Ofsted Rating: Not Rated Pupils: 298 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Skinners' Kent Academy Ofsted Rating: Outstanding Pupils: 1027 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Temple Grove Academy Ofsted Rating: Good Pupils: 233 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:0.61	<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: 201 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 152 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's Church of England Primary School Ofsted Rating: Good Pupils: 643 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakley School Ofsted Rating: Good Pupils: 220 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

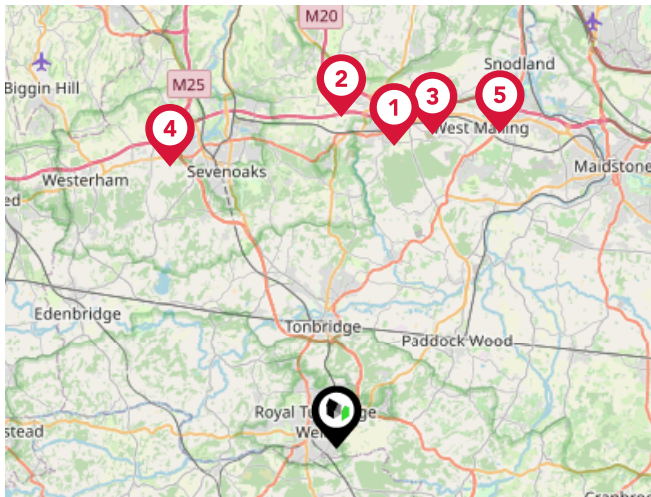


		Nursery	Primary	Secondary	College	Private
	Skinner's' Kent Primary School Ofsted Rating: Good Pupils: 181 Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Skinner's' School Ofsted Rating: Good Pupils: 1093 Distance: 1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 303 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Outstanding Pupils: 436 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Wells Free School Ofsted Rating: Good Pupils: 170 Distance: 1.12	<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: Good Pupils: 374 Distance: 1.13	<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: 1018 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1294 Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



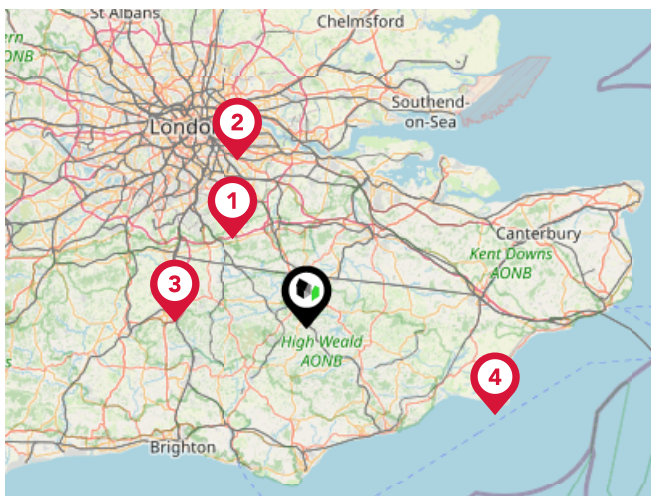
National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.75 miles
2	Tunbridge Wells Rail Station	1.17 miles
3	Frant Rail Station	2.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.44 miles
2	M20 J2	12.29 miles
3	M20 J3	12.22 miles
4	M25 J5	12.16 miles
5	M20 J4	13.2 miles

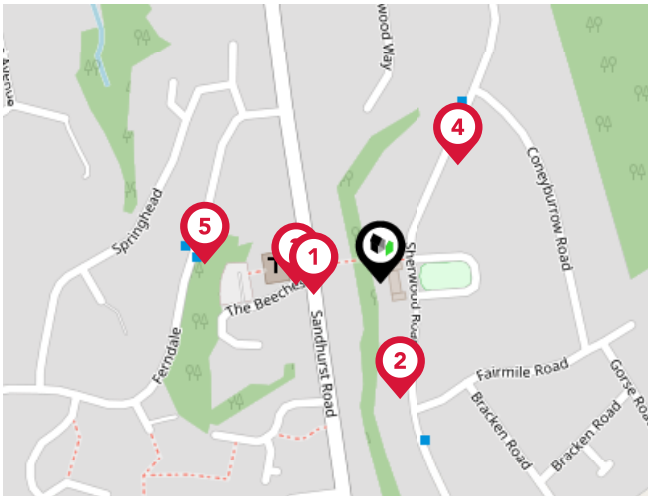


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	17.23 miles
2	London City Airport	27.13 miles
3	London Gatwick Airport	19.47 miles
4	Lydd London Ashford Airport	31 miles

Area

Transport (Local)




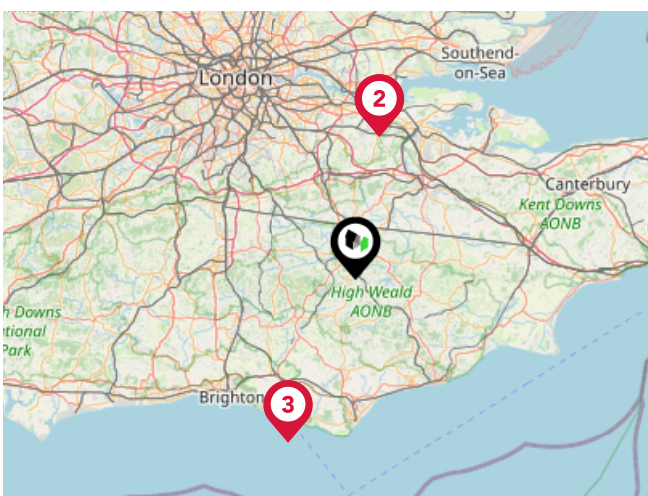
Bus Stops/Stations

Pin	Name	Distance
	The Beeches	0.04 miles
	Fairmile Road	0.07 miles
	The Beeches	0.05 miles
	Coneyburrow Road	0.08 miles
	Woodview	0.1 miles






Local Connections

Pin	Name	Distance
	Tunbridge Wells West (Spa Valley Railway)	1.79 miles



Ferry Terminals

Pin	Name	Distance
	West Street Pier	21.46 miles
	Town Pier	21.47 miles
	Newhaven Harbour Ferry Terminal	26.18 miles



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).

Our passionate and dedicated team at Martin & Co Tunbridge Wells works in close partnership with our customers - whether a landlord or a vendor - and provides a personal and flexible service, ensuring the precise needs of each and every one is met.

Whether you're a landlord looking for a tenant for your property, are seeking your perfect rental home, or have a property to sell, please do get in touch.



David Rogers MARLA MNAEA

David is our Office Director and a Qualified Building surveyor to CIOB standard. He has over 28 years experience in the property industry ranging from building houses to sales and lettings along side full property management. David has also achieved his NFOPP level 3 in Residential Letting and Property Management (QCF) and is a member of ARLA and 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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