

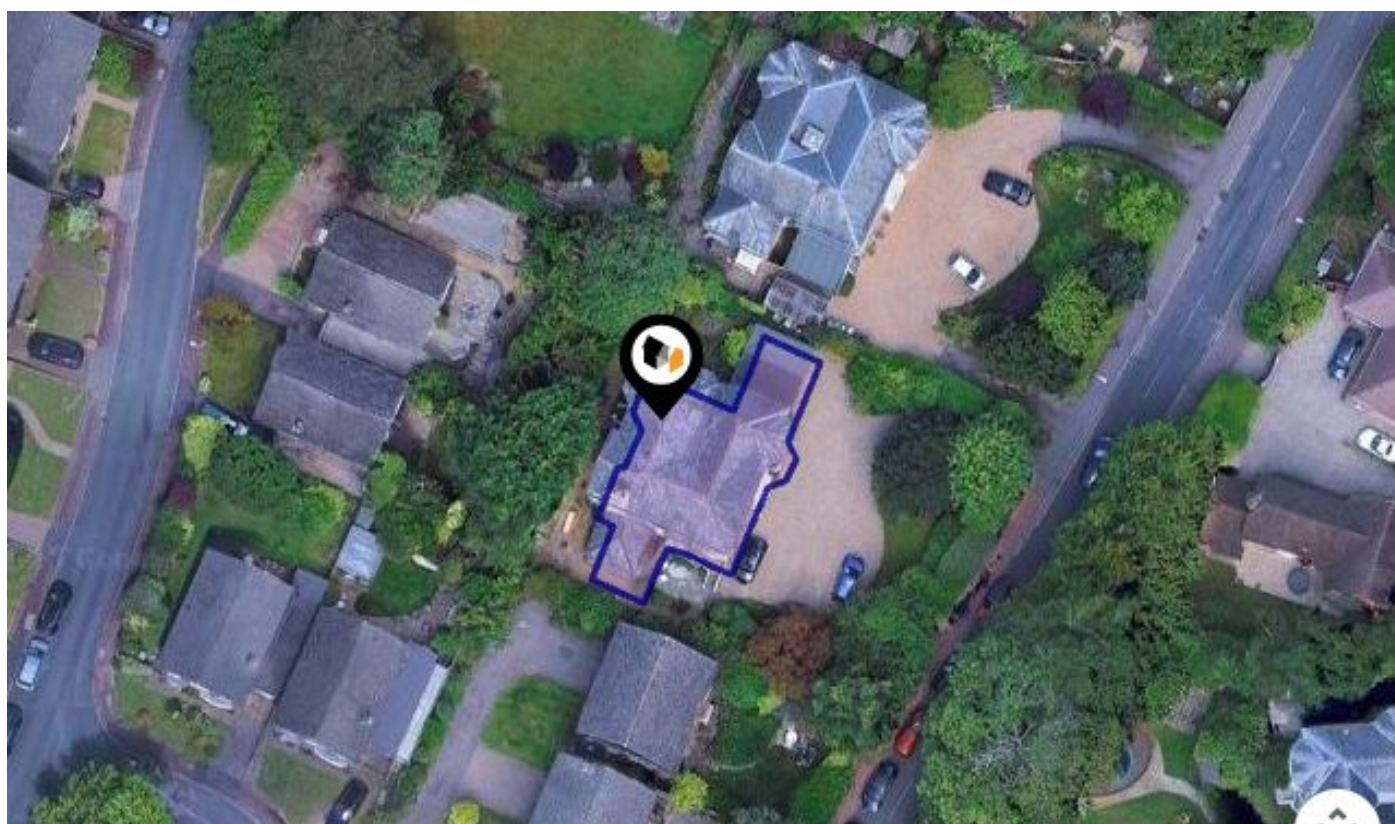


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 23rd September 2025



17, FERNDALE, TUNBRIDGE WELLS, TN2

Rental Price pcm : £2,500

Martin & Co Tunbridge Wells

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Spacious Two Bedroom Apartment with Garage and Garden – Ferndale, Tunbridge Wells

A generously proportioned two-bedroom apartment set within a sought-after residential area of Tunbridge Wells. Offering its own private entrance, large internal living space, garage, and use of a rear garden, this home combines comfort, convenience, and practicality.

The Property

This ground-floor apartment opens via its own private front door into a welcoming entrance hall. The accommodation is arranged across two levels, with the ground floor offering a spacious dining hall, well-fitted kitchen, generous living room with bay window, and a double bedroom. There is also a bathroom and separate WC. On the lower ground floor is the principal bedroom, exceptionally large in size with a bay window, alongside useful storage rooms and a secondary hallway. The layout offers excellent flexibility, making it suitable for professional sharers or a couple seeking space to work from home.

Outside Space

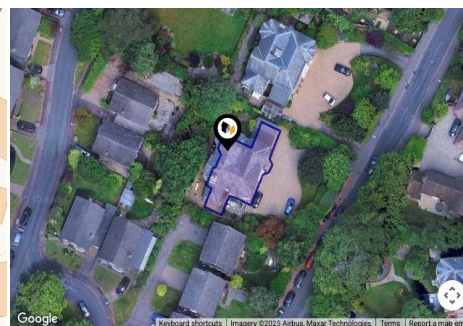
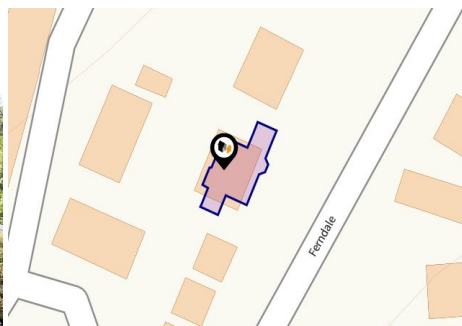
The property benefits from a private garage (17'4" x 11'10") and further storage options. To the rear is a small shared garden area, with this apartment having access for outdoor seating. Residents enjoy the practicality of both off-road parking and secure storage, while the garden provides welcome outside space.

Local Area

Ferndale is a well-regarded location, ideally placed for access to Tunbridge Wells town centre and its array of shops, cafés, and restaurants. The property is within easy reach of local schools and parks, as well as transport links, including High Brooms and Tunbridge Wells stations for London commuters. With both lifestyle and practicality on hand, this location is well-suited to modern living.

Key Features

- Spacious two-bedroom ground-floor apartment
- Own private entrance and hallway
- Large principal bedroom with bay window
- Second double bedroom to the ground floor
- Generous living room with bay window
- Fitted kitchen and separate dining hall
- Bathroom plus separate WC
- Useful storage rooms on lower ground floor
- Garage plus off-road parking available
- Use of small shared garden to the rear



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,345 ft ² / 125 m ²
Plot Area:	0.06 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,086
Title Number:	TT7054

Asking Price:	£399,862
Rental Price pcm:	£2,500
Yield:	7.5 %
Tenure:	Leasehold
Start Date:	19/06/2012
End Date:	20/06/2137
Lease Term:	125 years from 20 June 2012
Term Remaining:	111 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	70 mb/s	1800 mb/s

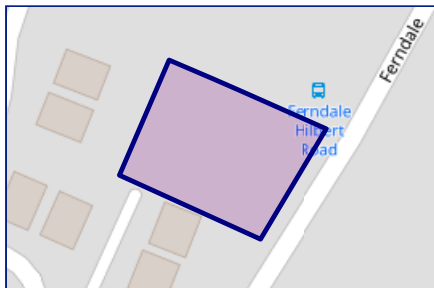
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

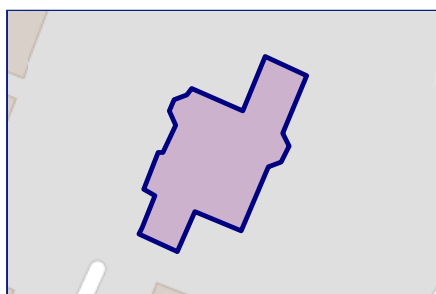


Freehold Title Plan



K780765

Leasehold Title Plan



TT7054

Start Date: 19/06/2012
End Date: 20/06/2137
Lease Term: 125 years from 20 June 2012
Term Remaining: 111 years







17, FERNDALE, TUNBRIDGE WELLS, TN2



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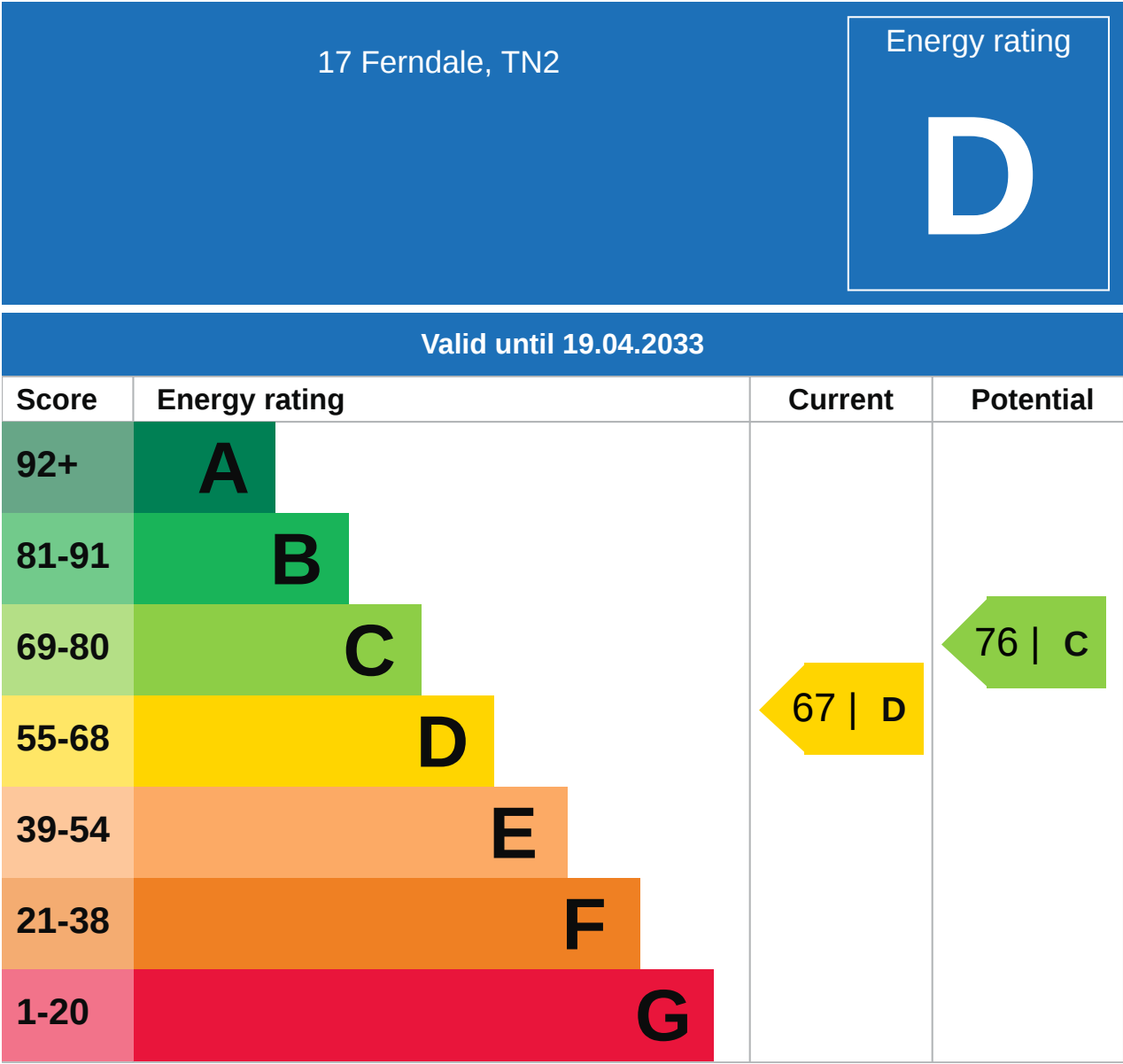


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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	-1
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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:	Solid, no insulation (assumed)
Total Floor Area:	125 m ²



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.



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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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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