

# DOORKNOBS

Your Best Move Yet



Flat 1, Brockenhurst Court Underwood Rise, Tunbridge Wells, Kent, TN2 5RY

£275,000





Flat 1, Brockenhurst Court Underwood Rise, Tunbridge Wells, Kent, TN2 5RY

**£275,000**

NO CHAIN!! A beautifully presented two-bedroom ground-floor apartment set within a modern development, ideally located close to The Pantiles and within easy walking distance of the mainline station. The property further benefits from a remote-controlled single garage.

**Location**

Brockenhurst Court is situated within a modern and peaceful residential development, offering a quiet and welcoming environment. The property enjoys an excellent location, just a short walk from the town centre, where a variety of shops, restaurants, and amenities can be found. It is also conveniently close to the historic and vibrant Pantiles, renowned for its independent boutiques, cafes, and cultural charm. For commuters, the mainline station is within easy walking distance, providing swift connections to London and surrounding areas. This location perfectly combines tranquillity with accessibility.

**Description**

The property is accessed via the main building entrance, leading through the communal hallway to the apartment’s front door on the ground floor.

Upon entering, a welcoming hallway provides access to all rooms and includes a large built-in storage cupboard.

The spacious open-plan sitting and dining room is light and inviting, enhanced by a Juliette balcony that allows natural light to flow through the space. This room provides an excellent setting for both relaxing and entertaining.

The kitchen is well appointed and fitted with a range of contemporary wall and floor units, complemented by a sleek black granite-style laminate worktop. Appliances include a washing machine, fridge/freezer, and cooker, with additional space for a breakfast table.

The accommodation comprises two well-proportioned double bedrooms, a modern bathroom fitted with a power shower, and a separate WC for added convenience.

Externally, the property offers a single garage with a remote-controlled operated overhead door, with plenty of on road parking available.

**Lease Information**

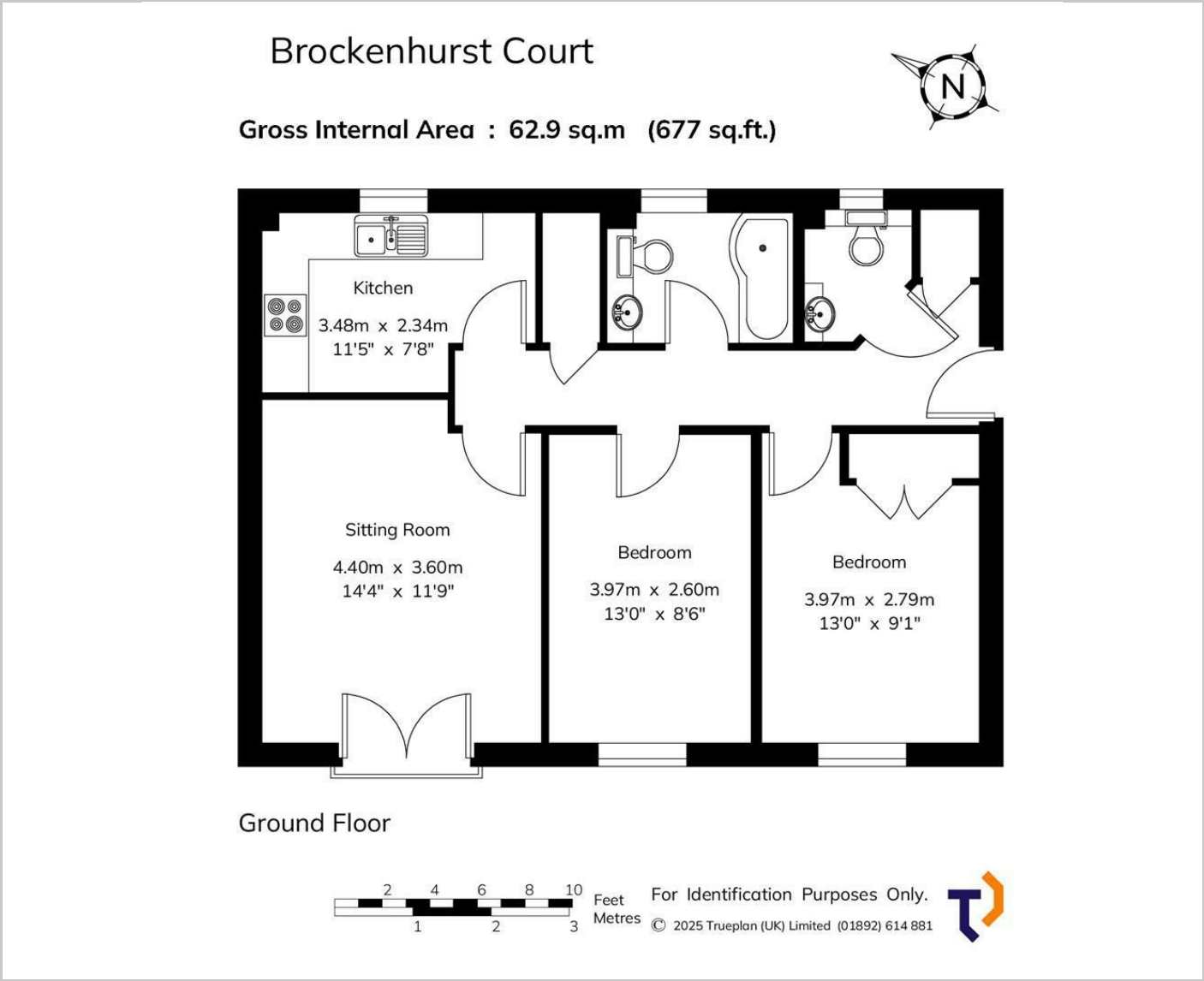
The property is Leasehold with a 107 years remaining on the lease. The ground rent is at £102 per annum with the service charge at £143.60 per month.



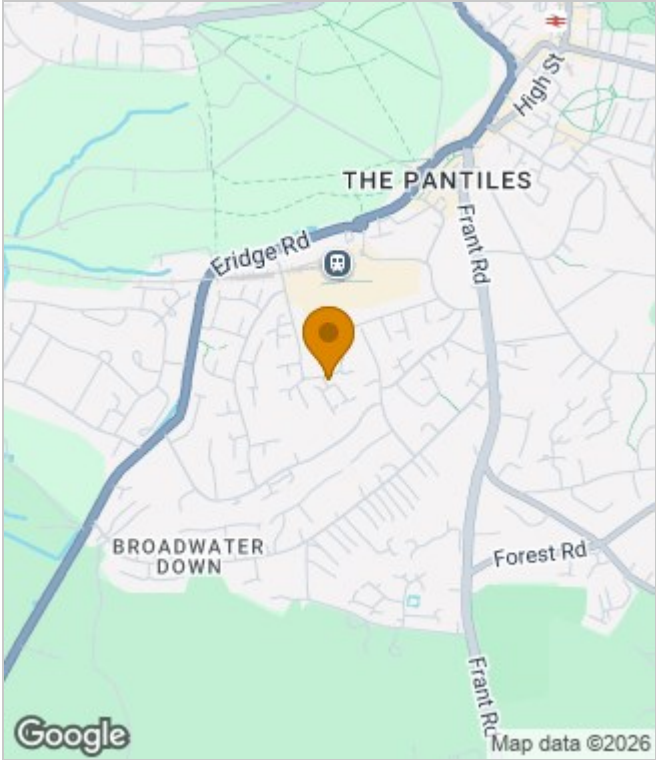
Council Tax Band: C



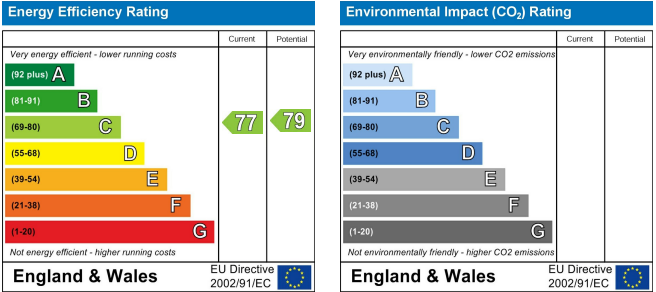
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.