

DOORKNOBS

Your Best Move Yet



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

£275,000



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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.

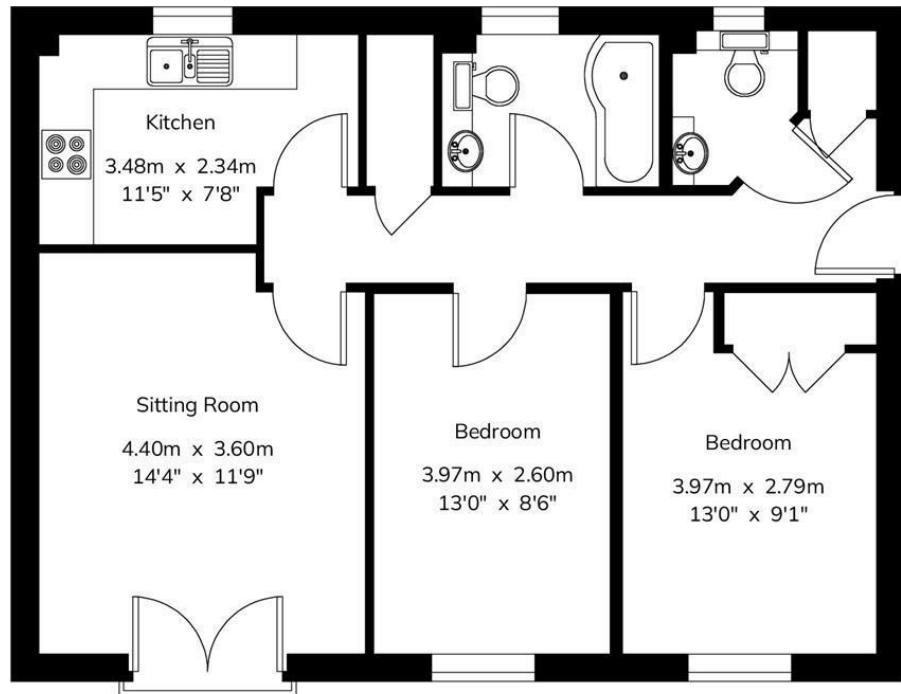


Council Tax Band: C

Floor Plans

Brockenhurst Court

Gross Internal Area : 62.9 sq.m (677 sq.ft.)



Ground Floor



2
4
6
8
10



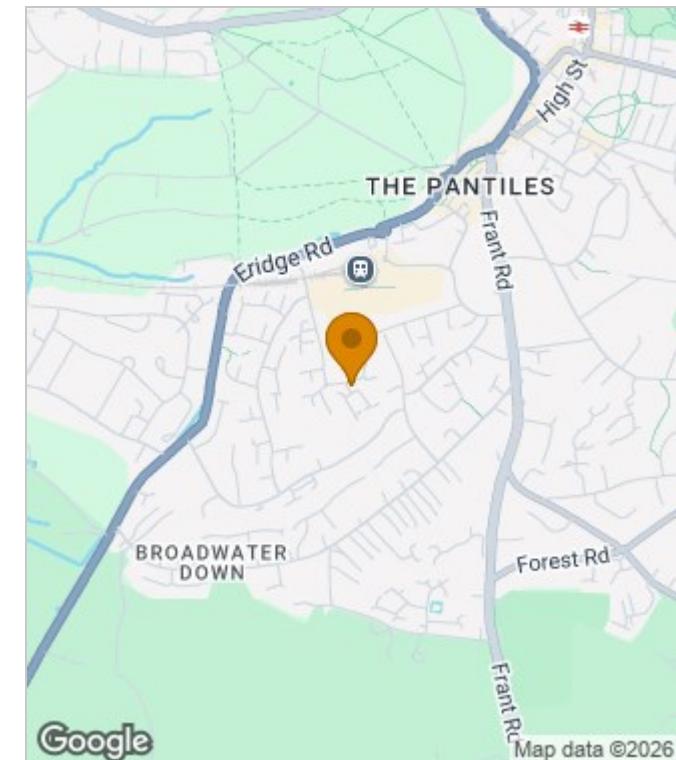
1
2
3

Feet
Metres

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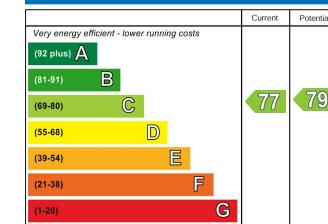


Area Map

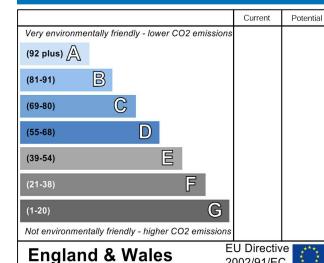


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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