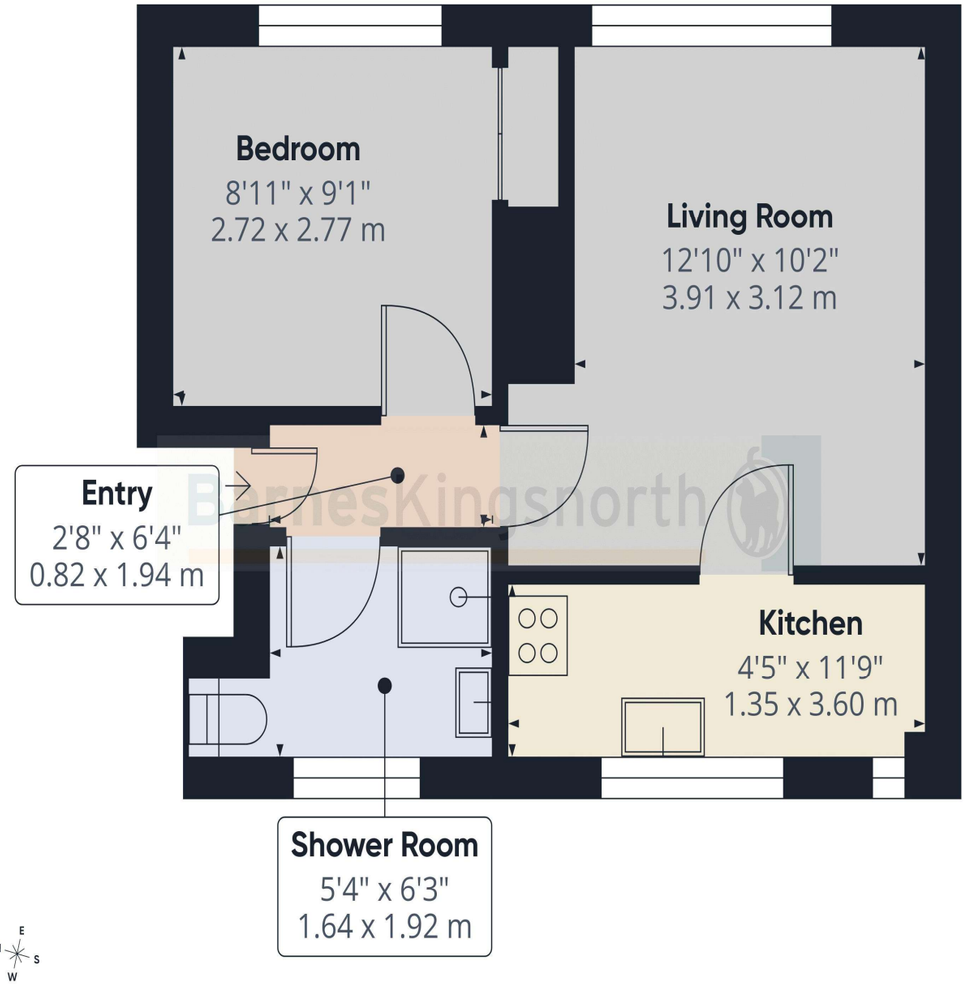
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



BarnesKingsnorth

Approximate total area(1)
340 ft²
31.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

The Grove, Pembury, Tunbridge Wells, Kent, TN2 4BU

£185,000 Leasehold

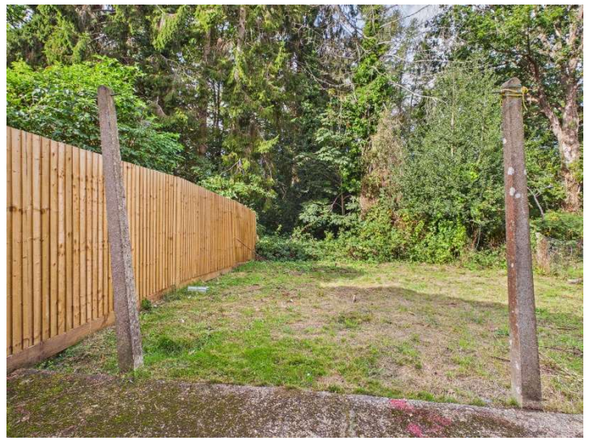
Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

1 1 1

THE PROPERTY
Situated in the popular village of Pembury, this recently updated ground floor flat offers a wonderful opportunity for first-time buyers, those looking to downsize, or investors alike. Bright, airy and ready to enjoy, the property has been refreshed with modern fixtures and fittings, creating a fresh and welcoming feel throughout. Being on the ground floor, it offers easy, convenient living with no stairs to worry about -perfect for those looking for a home that is both practical and comfortable. The accommodation has a welcoming living space, which gives access to the kitchen which has plenty of cupboards and generous worktop space, making everyday cooking and entertaining easy. The bedroom benefits from built-in storage, helping to keep the room calm and clutter-free, while the modern shower room provides a fresh and contemporary space to start and finish the day. Oak-style flooring runs throughout the property, adding warmth and a sense of continuity while creating a smart, contemporary finish.

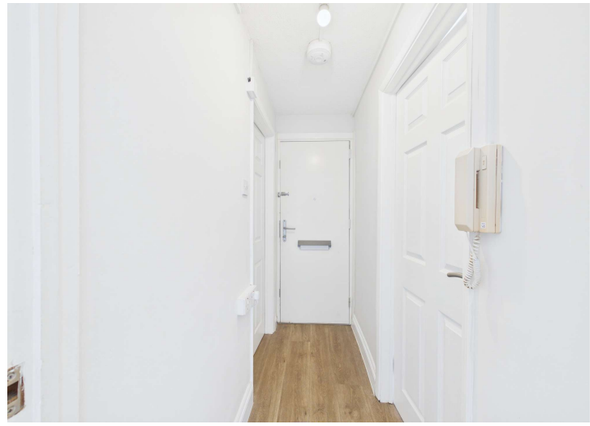
OUTSIDE
The property enjoys shared gardens to the front, providing a green outlook, while to the rear there is the added benefit of your own garden space - a valuable feature for a flat. The garden also includes a useful brick-built store, ideal for keeping gardening equipment, bikes and outdoor essentials neatly tucked away. A lovely opportunity to enjoy your own outdoor space while benefiting from the convenience of ground floor apartment living.

THE LOCAL AREA
Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a residential road, popular with families as it is within a short walk of the well-regarded primary school and has walkways through to Maidstone Road for the nearest bus stop, Downingbury Farm Shop and woodland walks which in turn, lead to the recreation ground. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment and a bowls club and there is also a cricket club within the village and well supported U3A group. Pembury caters for everyday needs including a chemist, newsagent, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdressers, Post office, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.6 and 5.4 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour as well as a commuter coach service running from the village itself. By road the A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the local area.








ROUTE TO VIEW
From our office in Pembury, turn left and left again into Lower Green Road. Continue along and just past the primary school, turn left into Church Road. Take the first turning on the left into The Grove where the property will be found at the bottom of the cul-de-sac.

AGENT'S NOTES:
Heating: Electric heating
Hot Water: Gas boiler providing hot water
Ground Rent: TBC
Service Charge: £150 PCM
Lease: New 999 years

Energy Efficiency Rating: E

Council Tax Band: B

In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Ref: P1061/62020901