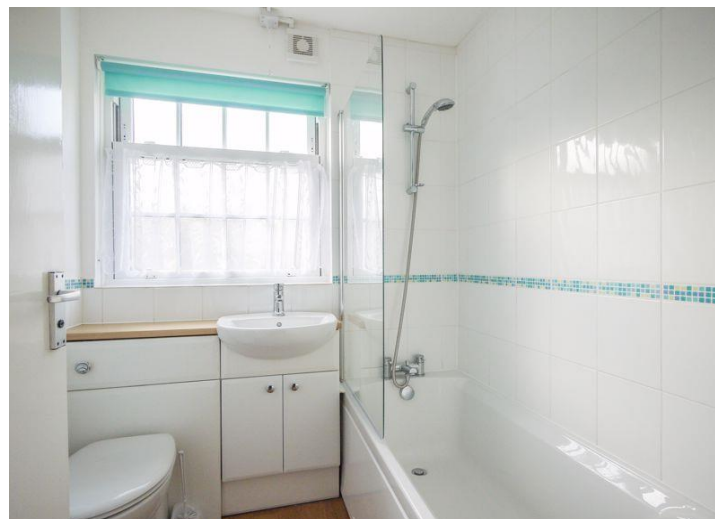


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



12 Beech Hurst, Pembury, Pembury, Kent, TN2 4DU

£200,000 Leasehold

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



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THE PROPERTY

This super, purpose-built apartment has been decorated in neutral tones, with modern kitchen and bathroom fitments. This building has four apartments and as you walk through the communal entrance door, this apartment is on your right. In the personal entrance hall, there is a useful, deep airing cupboard with the gas boiler at the far end and slatted shelving and hanging rails for storage so a great place to hang your coats and keep your linen and towels warm too. Doors from the hall lead to the sitting/dining room, bedroom and bathroom. The sitting/dining room is double aspect to the rear and side, with space for a table and chairs as well as sofas. The kitchen, overlooking the gardens to the front, has been re-fitted with white shaker-style units with an integrated electric oven and hob with a fan over. There is also space for a washing machine and fridge/freezer. The bedroom is a double room to the rear of the flat, with space for freestanding wardrobes. The bathroom has also been re-fitted with a modern white suite comprising a panelled bath with shower attachment, wash hand basin and low-level WC. There is a chrome ladder-style heated towel rail and tiled splash backs.

OUTSIDE

There are lawned communal gardens to the front of the property, with rose beds and mature trees. The side and rear of the apartment overlooks mature shrubs and hedging. There is also a useful wall enclosed, gravelled area with washing lines for communal use. At the entrance, is an allocated parking space for the apartment.

THE LOCAL AREA

There are three buildings that make up Beech Hurst, and each is divided into 4-6 purpose-built flats that are tucked away from the roads, yet in the heart of the village and only a short walk from the bus stop. These flats are popular with not only first time buyers, but also rental investors and those downsizing. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This apartment is set within walking distance of most of the village amenities with the recreation ground around the corner, well-regarded primary school and woodland walks a short stroll away. Pembury caters for everyday needs including a doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of village. 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 and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.1 and 5.6 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 and a commuter coach service is available in the village. 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 surrounding areas.

ROUTE TO VIEW

From our office in Pembury High Street turn left at The Green, into Lower Green Road. Take the first turning on the left into Ridgeway and take the first driveway on the right. Bear left into Beech Hurst and walk between the two buildings where the property will be found on the ground floor of the third building at the rear.

AGENT'S NOTE

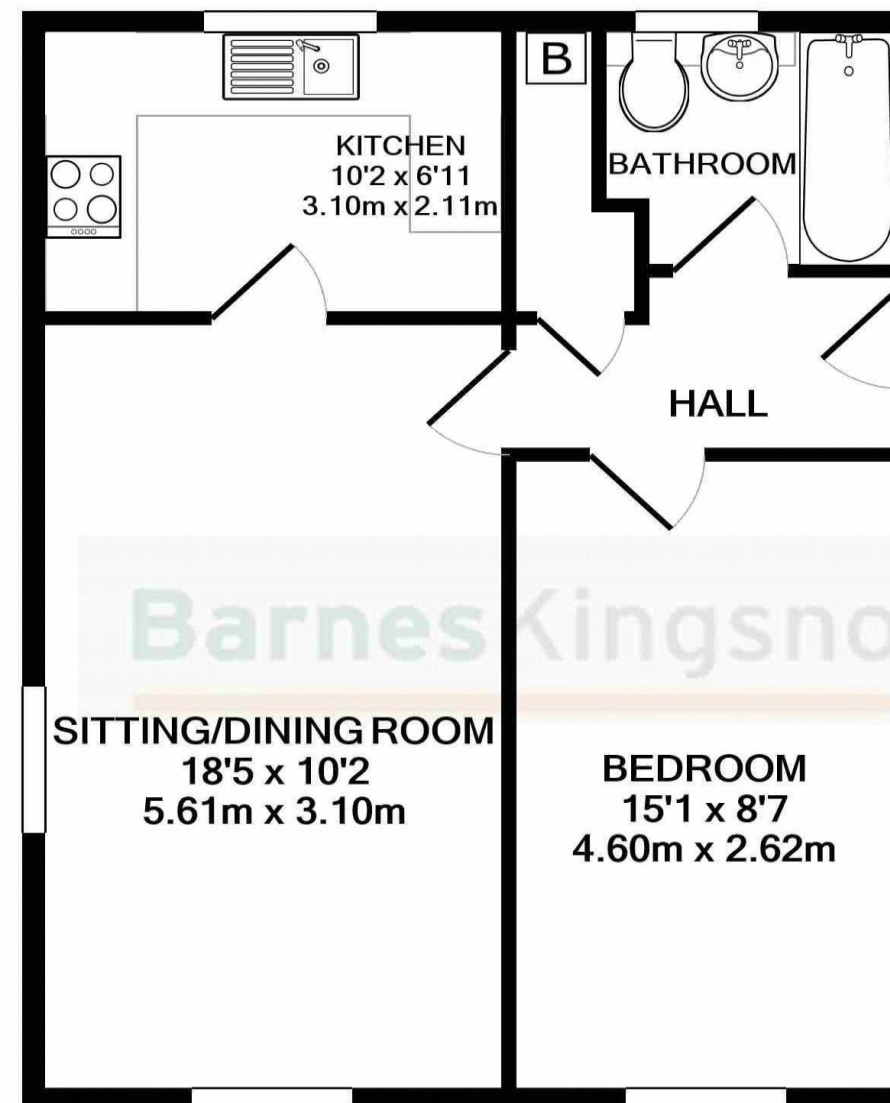
The flat is fitted with double glazed sash windows and gas central heating, with the boiler located in the deep hallway cupboard. The property is Leasehold and we understand the lease was renewed recently to 99 years, with 97 years now remaining. We understand that ground rent is currently charged at £400 per annum and the maintenance charge is currently £1,000 per annum for the upkeep of the communal areas.

For sale with NO ONWARD CHAIN.

In accordance with Money Laundering Regulations, we are 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.

Energy Efficiency Rating: C
Council Tax Band: B

Ref: P752/022071KESV2



BEECH HURST PEMBURY
TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)
Made with Metropix ©2020

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.