



Connells

Cedar House The Avenue
TUNBRIDGE WELLS

Cedar House The Avenue TUNBRIDGE WELLS TN2 3FY

for sale
£200,000



Property Description

Situated within the popular Knights Park Development, this well-presented ground-floor apartment offers modern living in a convenient location, just a short distance from the town centre and mainline railway station.

The bright and spacious accommodation features an open-plan living, dining and kitchen area, ideal for both everyday living and entertaining. The generous double bedroom and contemporary bathroom are complemented by neutral décor throughout, creating a stylish home ready to move straight into.

Further benefits include a secure entry phone system, lift access to all floors, well-maintained communal grounds, and an allocated parking space to the rear of the building. An excellent opportunity for first-time buyers, commuters, or those looking to downsize.

Ground Floor

Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bathroom

Outside

Allocated Parking

Commual Gardens

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports

enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

Moat Homes Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 30% share plus the remaining 70% share of the property from Moat Homes Housing Association. The advertised price is for the 100% Freehold. Service Charge is £231.93 . Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

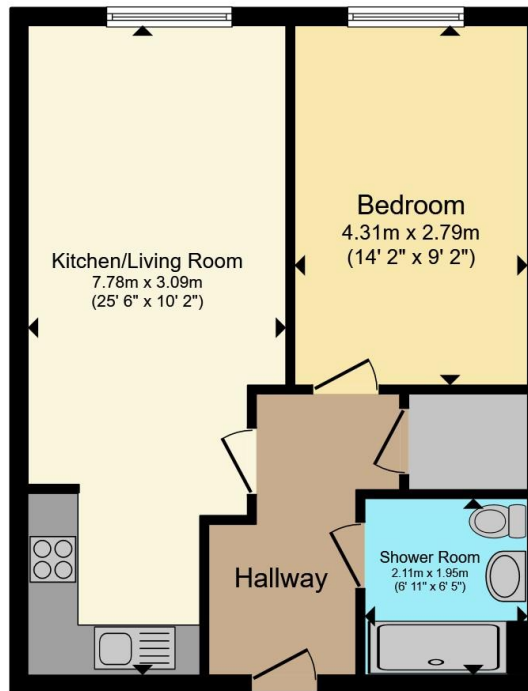
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Ground Floor

Total floor area 46.5 m² (501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: C

Service Charge: 231.93 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406964

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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