



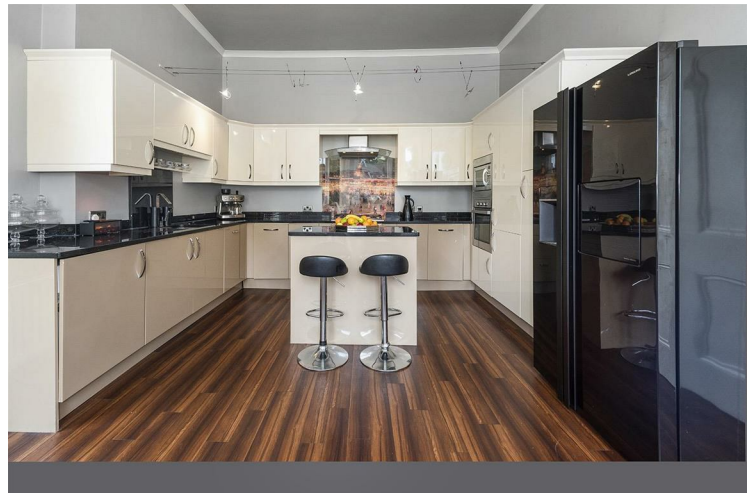
Bardens



## FLAT 2 FERNDALE HOUSE 3 FERNDALE

**£760,000**  
**SHARE OF**  
**FREEHOLD**

This four bedroom apartment is a generous size at over 1800 sq ft. It sits on the first floor of a Victorian villa with a host of period features. There is a living room with feature fireplace and log burner. The kitchen-breakfast room has integrated appliances including a dishwasher, and has plenty of space for a table and chairs. The master bedroom has a walk-in wardrobe. There are two further double bedrooms and a fourth bedroom/study. The property comes with an allocated parking space and a separate storage cupboard. Loft access. Share of freehold, lease 962 years remaining, ground rent peppercorn, service charge £2124 pa. Council tax band C. Gas central heating, EPC band D. Viewing highly recommended.



- Generous 4 Bedroom First Floor Apartment • Living Room with Period Fireplace and Log Burner • Master Bedroom with Walk-In Wardrobe • Two Further Double Bedrooms and Bedroom 4/Study • Kitchen-Breakfast Room with Gas Hob & Integrated Appliances

### Living Room

The living room is a good size and has a lovely period fireplace and log burner. A large bay window to the front provides plenty of light. There are two radiators with thermostatic valves and a TV point.

### Kitchen-Breakfast Room

The kitchen breakfast room has plenty of space for a table and chairs. The modern kitchen has a gas hob and a range of integrated appliances including a dishwasher and washing machine. There is a large freestanding fridge freezer and an island unit that provides useful storage.

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### Master Bedroom

The master bedroom has a period fireplace and a large window that overlooks the front of the property. The room has a separate walk-in wardrobe.

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### Double Bedroom 2

The second double bedroom has two windows that overlook the front of the property. There is a period fireplace and two radiators with thermostatic valves.

### Family Bathroom

The family bathroom has a freestanding bath and separate shower cubicle, a WC and a pedestal basin. There is a wall mounted mirror and some fitted storage cupboards.

### Separate WC & Shower Room

There is a cloakroom WC and a separate shower room with storage cupboard.

### Double Bedroom 3

The third double bedroom has a window that overlooks the front of the property. There is a radiator with thermostatic valve and some fitted wardrobe cupboards along one wall.

### Bedroom 4/Study

The fourth single bedroom has a window that overlooks the rear of the property.

### Storage Room

The apartment has a separate storage room that is accessed from the communal landing area.

### Location

The apartment is well located in the popular St James' area of Tunbridge Wells, close to St James' Primary school with its Good Ofsted rating. Royal Victoria Place shopping centre is a 10 minute walk away. Tunbridge Wells mainline station is less than a 20 minute walk.

### Tenure, Lease and Ground Rent

The apartment comes with a share of the freehold. The lease has 962 years remaining. Peppercorn ground rent. Service charge £2124 pa.

### EPC & Council Tax

Energy Performance Certificate band D. Council tax band C, £2018.41 for 2025-26.



• Family Bathroom & Separate Shower Room • Share of Freehold. Lease 962 Yrs Remaining. Peppercorn Ground Rent • Council Tax Band C. Service Charge £2124 pa • Gas Central Heating. EPC Band D • Allocated Parking Space & Separate Storage Cupboard



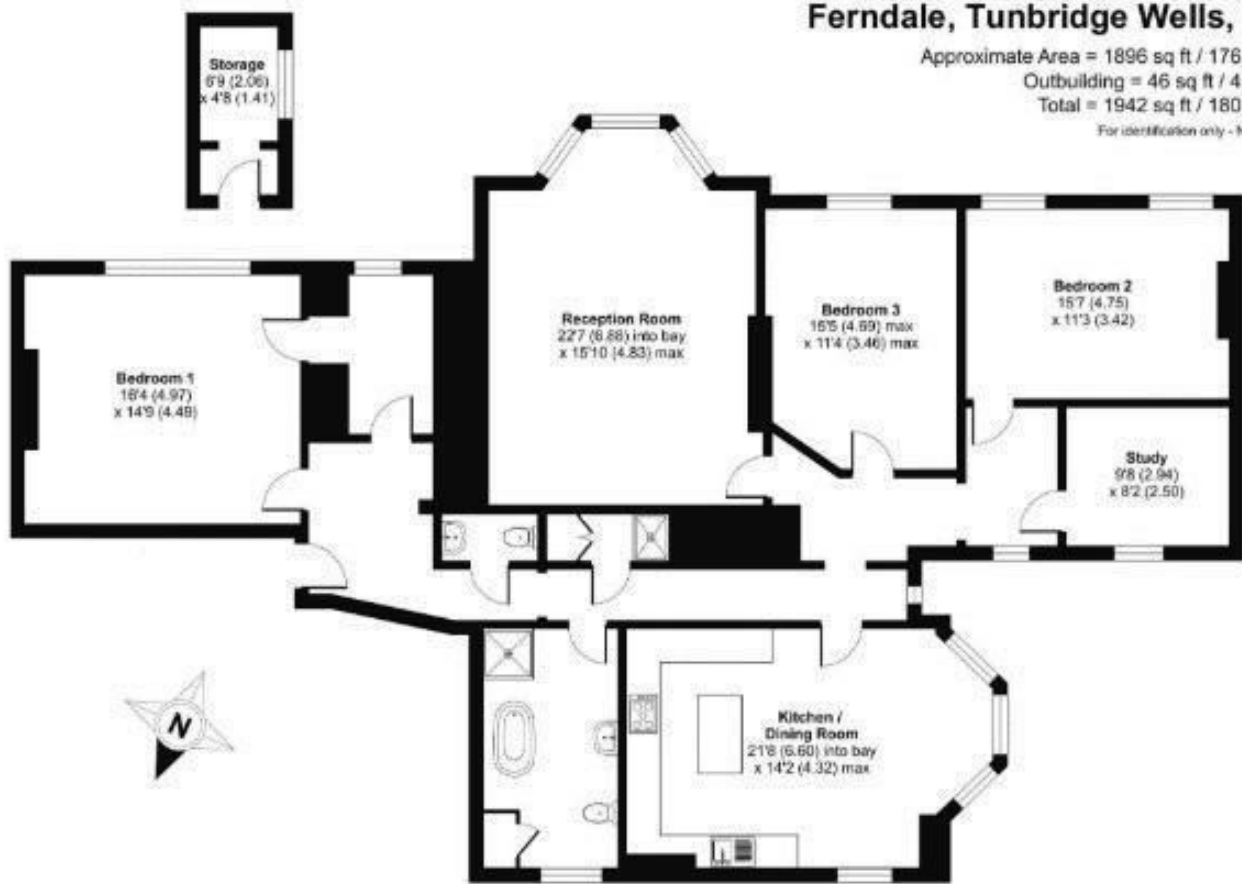
## Ferndale, Tunbridge Wells, TN2

Approximate Area = 1896 sq ft / 176.1 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1942 sq ft / 180.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential) - September 2025. Produced for Maddington Residential Ltd. REF: 1200823



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:**      **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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