



Birch House The Avenue Tunbridge Wells TN2 3FW

for sale shared ownership
£94,950



Property Description

**** 45% SHARED OWNERSHIP ****

If you're looking for a home ready to move straight into, you may not need to look much further. Located on the second floor, this apartment is flooded with light thanks to its open plan living.

The accommodation comprises of, secure communal entrance hall, private entrance hall way with storage cupboards, double bedroom, well appointed bathroom, lounge through to fully fitted kitchen. There is allocated parking with the apartment.

The Avenue is situated on the extremely popular Knights Wood development on the North side of Tunbridge Wells. There is a local convenience store within the development as well as a highly regarded primary school. Knights Park retail and leisure park is only a stones throw away as well as the North Farm estate with a number of chain retail stores as well as two supermarkets. High Brooms railway station offers regular services into London and the South coast and is only approximately two miles away.

Second Floor

This property is currently under shared ownership in conjunction with Moat Housing Association who have criteria for any purchase, the advertised price is for the sellers 45% share. £399.34 per month is paid to the Housing Association as rent for the

retained share. Service Charge is £116.66 per month. Please contact Moat Housing Association for guidance on purchase requirements.

Entrance Hall

Bathroom

Kitchen/Lounge/Dining Room

13' 10" Max x 21' 5" Max (4.22m Max x 6.53m Max)

Bedroom One

9' 6" Max x 13' 7" Max (2.90m Max x 4.14m Max)

Outside

Communal Garden

Allocated Parking

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

This property is currently under shared ownership in conjunction with Moat Housing Association who have criteria for any purchase, the advertised price is for the sellers 45% share. £516.00 per month is paid to the Housing Association as rent for the

retained share. Service Charge is £120.00 per annum which is included in the rent. Please contact Moat Housing Association for guidance on purchase requirements.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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.focalagent.com

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:
 1440.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406313

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.

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