

Broadwater Down
Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES







CHAIN FREE A spacious two double bedroom apartment forming part of this handsome mansion building, with a private secluded garden, ample parking, and located opposite to Hargate Forest on the highly regarded tree lined Broadwater Down within easy reach of the town centre and station.

Guide Price £375,000 - £395,000 Share of Freehold

Situation:
Broadwater Down is an historic and sought-after wide, tree-lined residential road, much of which lies within a conservation area. The town centre is easily accessible and is renowned for its excellent range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for its open spaces and parks and there are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys. The historic Pantiles are around 0.7 miles away and the Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed from directly opposite the property's driveway, with the mainline station only approximately a mile distant providing a regular service to London Charing Cross/Cannon Street in under an hour, and the A21 is also within easy reach and links with the M25.

Description:
This desirable and well-presented home provides spacious and versatile accommodation throughout.
The property is entered via a communal entrance shared with just one other flat and includes; a large entrance hall with a mix of tile and gloss wood effect flooring with adjacent large storage cupboard with hanging rail for coats and space for shoes; a spacious light and airy dual aspect living room with gloss wood effect flooring and French doors providing access to the private garden; a good-sized dual aspect kitchen/breakfast room featuring a wide range of wall and base units, complementary work surfaces, gloss tile splashbacks, Bosch oven, 5 ring hob with stainless steel extractor, washing machine, and SMEG retro style fridge and freezer; two good sized double bedrooms; and a large store room previously used as a dining room (extending to almost 14ft – 4.19m) which is fully decorated, benefiting from gloss wood effect flooring, and with permission to install a window if required.

To the rear is a good-sized private garden mainly laid to artificial lawn bordered by mature plants and shrubs, and a large patio ideal for entertaining. To the front of the building is a sweeping gravel drive with plenty of adjacent parking for both residents and guests, and a large lawned area.

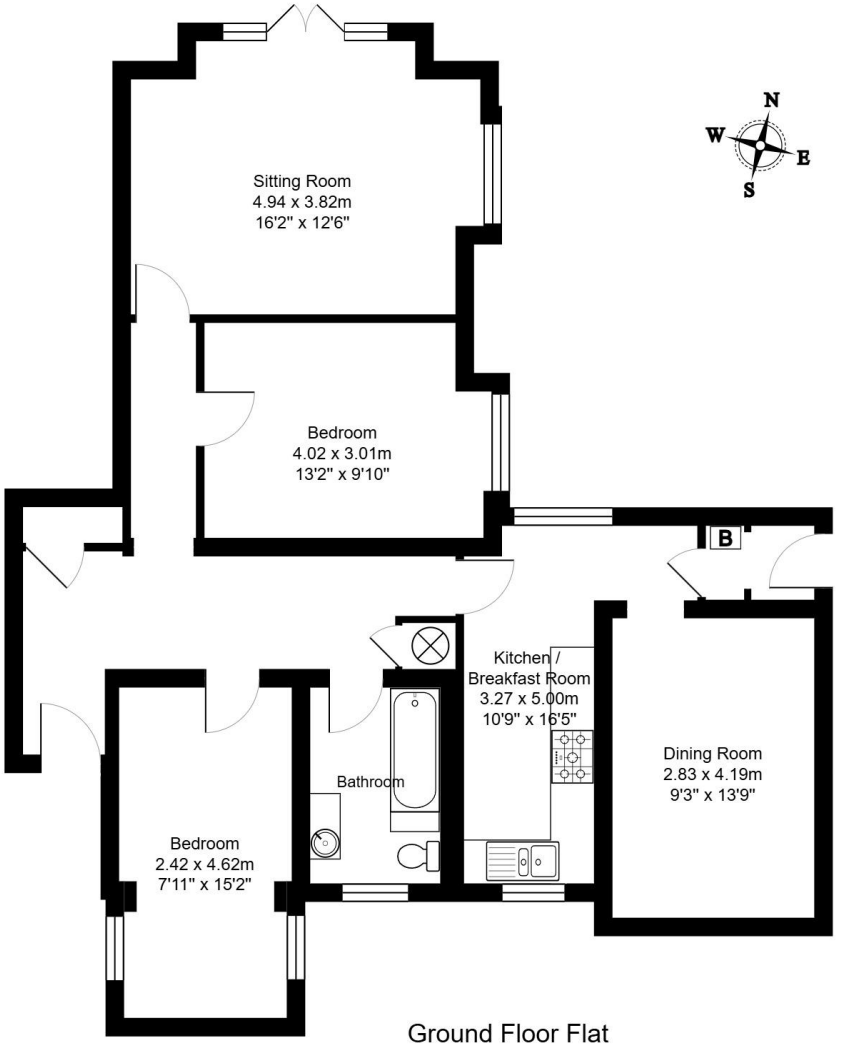
The property is share of freehold with 973 years lease remaining, service charge of £2472 pa, and zero ground rent.
We advise all interested purchasers to contact their legal advisor and seek confirmation of all figures and information prior to an exchange of contracts

Services: Mains water and electricity
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: D (£2437.55pa)
Current EPC Rating: D
Directions: TN2 5NX









Ground Floor Flat

Total Area: 90.8 m² ... 977 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









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