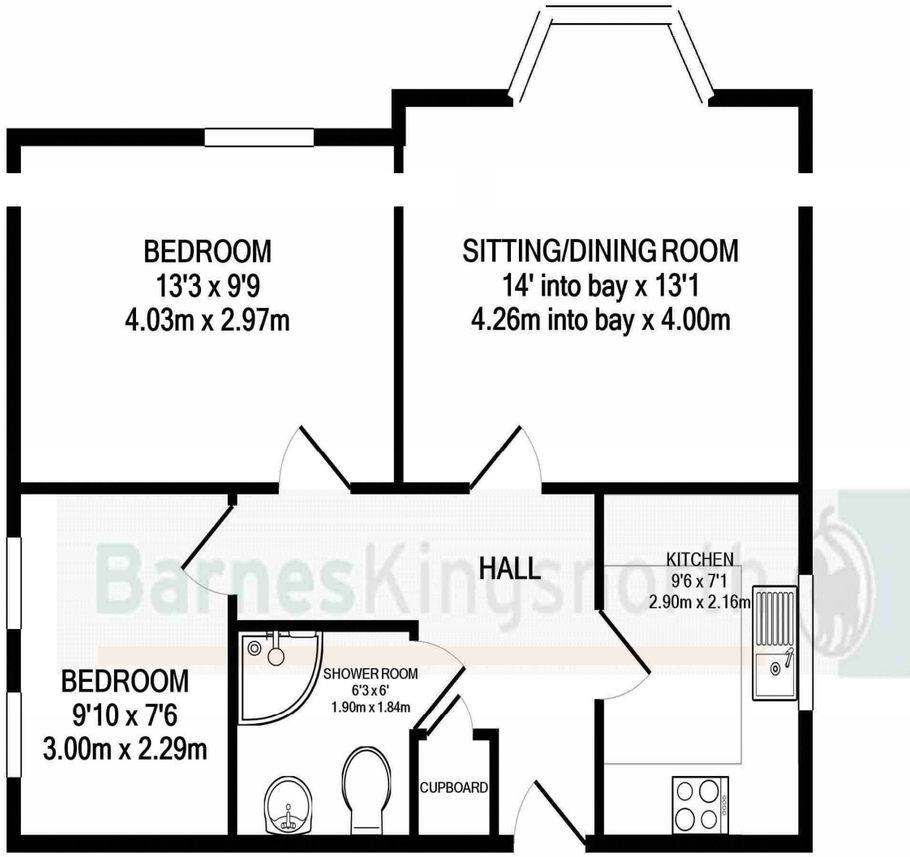
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



SALVADORI COURT HASTINGS ROAD PEMBURY
TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)
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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.

Salvadori Court, Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JR

£240,000 Leasehold

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

1 2 1

THE PROPERTY
This well-maintained ground floor apartment is ready to move straight into. It has a wide hallway with a storage cupboard which is ideal for your coats and shoes. The kitchen is fitted with a range of white wall and base units and tiled splash backs and has space for a fridge freezer and washing machine and has integrated gas hob and electric oven. The sitting/dining room is a good size and has a lovely bay window. There are 2 bedrooms, the master bedroom has a wall of fitted wardrobes and the single bedroom could be used as a study or a dining room if preferred. You will also find a spacious modern shower room with a white suite of wash hand basin, W.C and shower and also has a heated towel rail.

OUTSIDE
There is a small, communal lawned garden at the front of the property and to the rear is an allocated, numbered parking space plus visitor parking.

THE LOCAL AREA
Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is situated on a popular road in the village, just a short stroll to the High Street and is convenient for all the local amenities. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, barbers, post office, vets, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground nearby. 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 6.6 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 with the bus stop close by.










ROUTE TO VIEW
From our office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road where the property will be found after a short while on the right hand side, as denoted by our For Sale board.

AGENT'S NOTE The property is double glazed and has gas central heating, the boiler can be found in the kitchen. The lease expires 18/05/2128 ~ approx 103 years remaining. Currently no ground rent or service charges.

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. Barnes Kingsnorth employ the services of Smartsearch to verify all ID.

Energy Efficiency Rating: C

Council Tax Band: B

Ref: P1016/62021161/V3/EH