



9 Chenies Close, Tunbridge Wells, Kent TN2 5LL

Guide Price £195,000 Leasehold

When experience counts...

est. 1828  
**bracketts**



## BUY TO LET INVESTORS ONLY.

Bracketts are delighted to offer for sale a well appointed purpose-built first floor apartment set on the southern fringes of the town.

## SOLD WITH TENANTS IN SITU.

This purpose-built first floor apartment set within Chenies Close - a popular cul-de-sac located in the leafy southern fringes of the town in a development constructed around generous communal grounds to its centre. The apartment itself has double glazing, gas central heating, a spacious hallway with store cupboards, living room open plan to a kitchen with an extensive range of modern base and wall units. There are two double bedrooms and a bathroom with a white suite and chrome fittings, a fully tiled, in marble style, ceramics. Outside, there are generous parking areas for residents and guests. The buildings surround generous well stocked grounds to the centre of the scheme.

- INVESTMENT SALE
- BUY TO LET - LANDLORD TO LANDLORD
- SALE SUBJECT TO THE CURRENT ASSURED SHORTHOLD TENANCY
- WELL MAINTAINED APARTMENT IN PURPOSE-BUILT BLOCK
- LEAFY SOUTH SIDE OF TOWN
- BUILDING POPULAR WITH TENANTS
- IMMEDIATE INCOME STREAM
- RECOMMENDED BY VENDOR'S SOLE AGENTS





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: B

## Leasehold Information:

The property is Leasehold

Lease Term: 125 year Lease from 21 February 2020

Ground Rent: £300 per annum reviewed annually for the term of the Lease but no increase has been implemented to date

Service Charge / Sinking Fund: £1,626.36 per annum

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Internal Area  
Approx  
717 sq ft (66.6 sq m)

