



Flat 30 Court Royal, Eridge Road, Tunbridge Wells, Kent TN4 8HT

Guide Price £285,000 Leasehold

When experience counts...

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A superb top floor apartment for the over 55s. Located on the top floor in this building situated at the rear of Court Royal and set well back from the road. There is a pleasant outlook with elevated views and communal garden which includes a lawn, central courtyard and circular fountain and seating area. There is a covered allocated parking space located at the rear of the building which has rear access. Communal stairs and a lift take you to the top (second) floor. This apartment is beautifully presented with a spacious through dining room / reception room and the well fitted kitchen with all integrated appliances opens to this space. There are two double bedrooms which both have extensive wardrobes and units. There is electric heating and a modern bathroom plus a separate en suite shower room.

There is a Concierge Monday, Wednesday and Friday (9am - 2pm).

- Over 55s Living
- Top (2nd) Floor
- Beautifully Presented
- 2 Bedrooms
- Bathroom
- En Suite Shower Room
- Large Reception / Dining Room
- Communal Garden
- Allocated Parking
- Lift





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: D

Leasehold Information:

The property is Leasehold

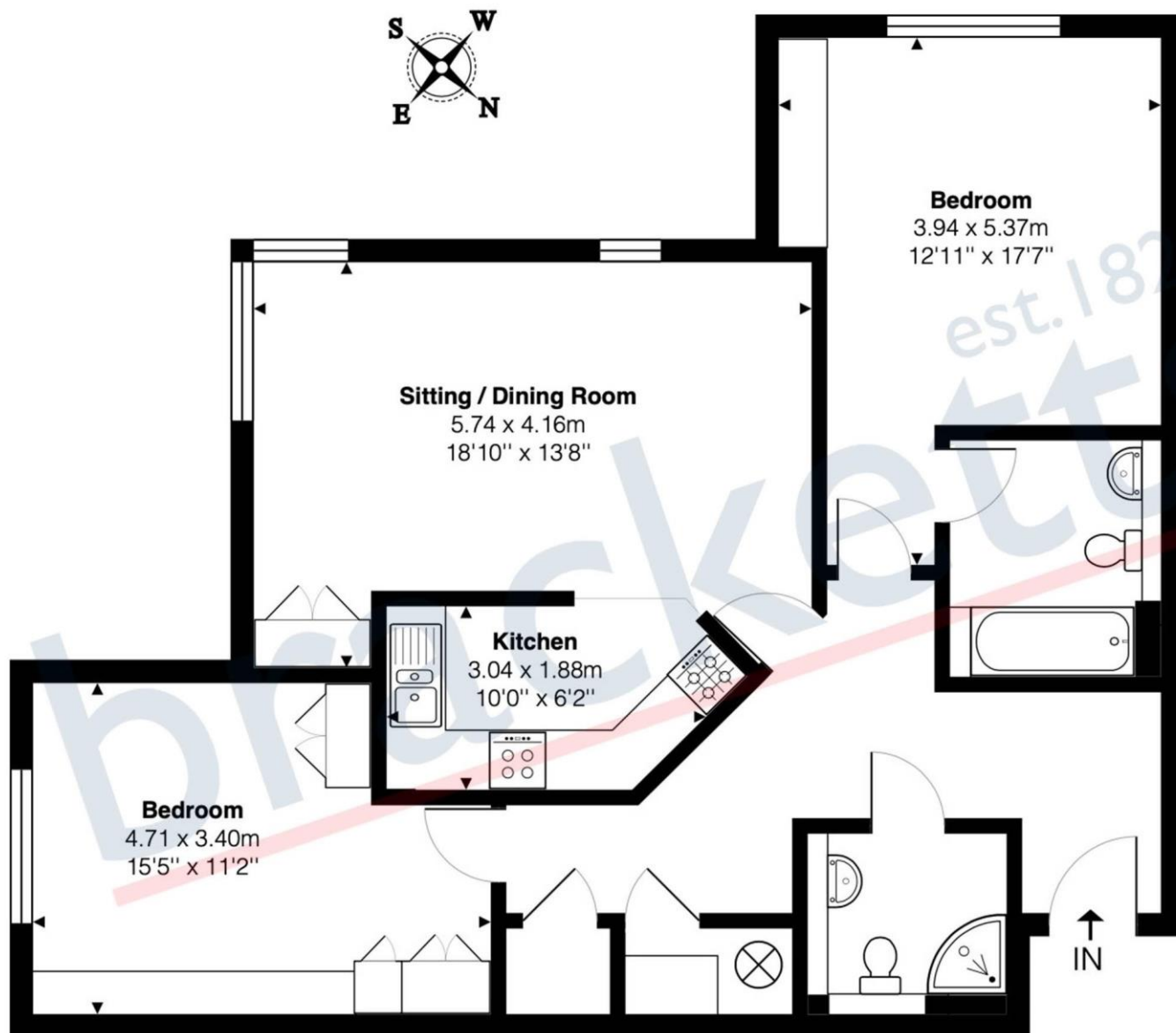
Lease Term: 125 years from 01 April 2001

Service Charge: £2,106.72 half yearly

Ground Rent: £467.21 half yearly (with a rent review every TBC years)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		