



Greenwood Court , Forest Road, Tunbridge Wells, Kent TN2 5GY

Guide Price £385,000 Share of Freehold

When experience counts...

est. 1828
bracketts

A bright and well looked after two bedroom, modern apartment, built by the award winning Berkeley Homes, on the popular south side of the town. A double aspect sitting room with double doors and a balcony, offers fabulous far reaching views across the rooftops of Tunbridge Wells and then onto Mount Ephraim. The main bedroom has an en suite bathroom and a second bathroom which is close to the second bedroom and sitting room. The kitchen is well fitted with Shaker-style units and integrated appliances, there is space for a table.

The flat has the benefit of two good sized parking spaces and an established landscaped communal garden. The owner has recently bought a share of the Freehold and have fitted a new boiler.

- 2 Bedroom, Modern Apartment
- 2 Bathrooms
- Double Aspect Sitting Room
- Balcony and Far Reaching Views Over Tunbridge Wells
- Gas Central Heating
- Well Fitted Kitchen with Space for a Table
- Well Looked After
- Share of the Freehold
- 2 Parking Spaces
- Landscaped Communal Gardens





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: E

Leasehold Information:

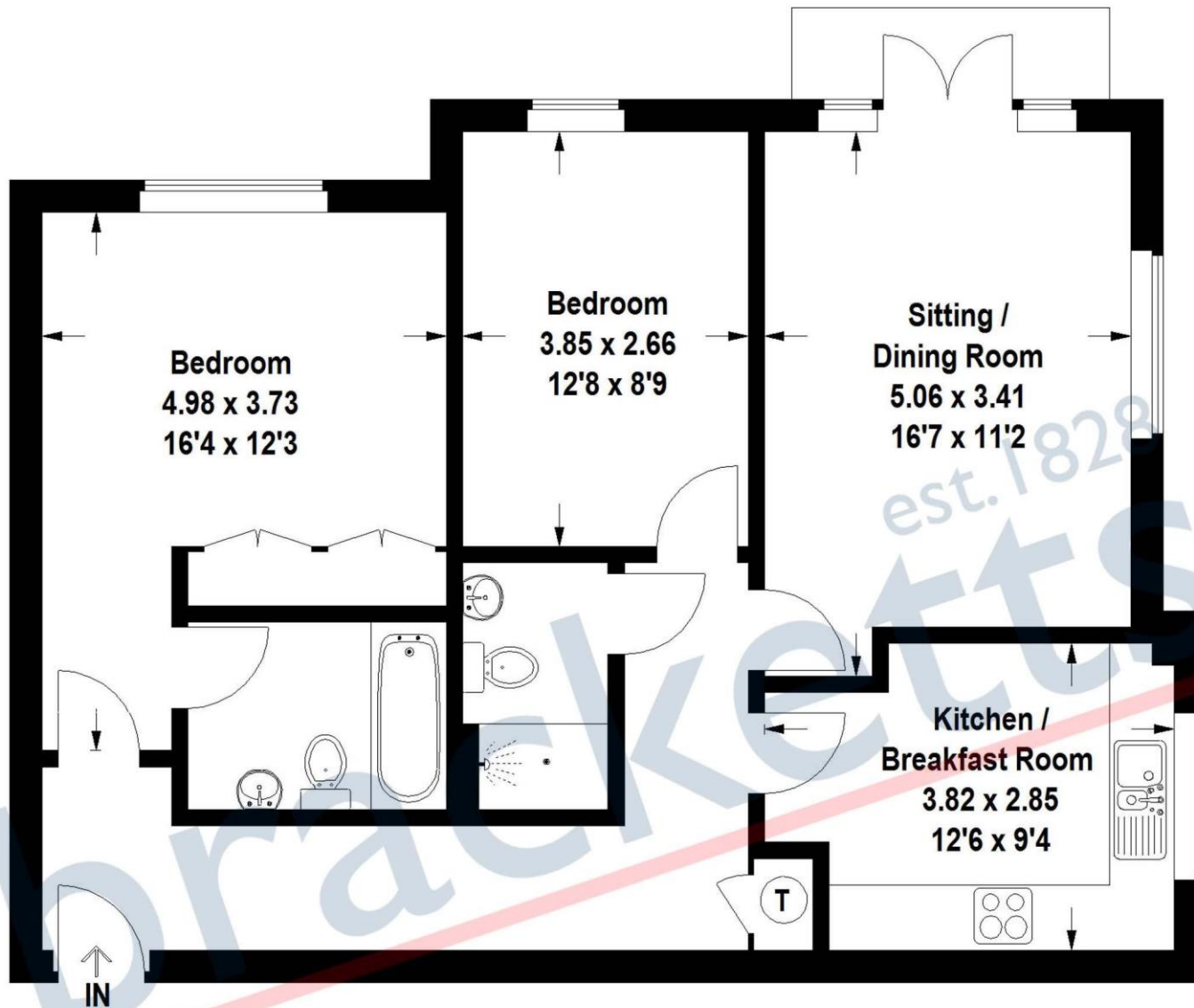
The property is Leasehold with a Share of Freehold

Lease Term: 999 years from 01 May 2000

Service Charge: £3,761.91 per annum



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	82
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

First Floor Approx Internal Floor Area 812 sq ft (75.4 sq m)