



Cambridge House, Cambridge Gardens, Tunbridge Wells, Kent TN2 4SB

Price Range: £450,000 - £475,000 Share of Freehold

When experience counts...

est. 1828  
**bracketts**



A ground floor garden apartment located in a landmark building in a private road and with NO ONWARD CHAIN. Tunbridge Wells mainline station is 0.4 miles as is the High Street with its plethora of coffee houses, restaurants and boutique shops. The communal entrance opens to a spacious hallway where the front door will be found on the left. This apartment occupies the ground floor with a triple aspects to either side and the front. There are several character features which include fireplaces, timber sash windows and French doors with the original Victorian shutters. A particular feature of this home is its own garden which is a well-stocked and tended garden with lawn and mature shrubs, perennials and a Yew tree. Parking is in this private road with a residents parking permit. The property will be conveyed with a share of Freehold.

We recommend an early viewing.

- No Onward Chain
- Garden Flat
- Triple Aspect
- Reception Room
- Kitchen / Breakfast Room
- 2 Bedrms
- 2 x French Doors
- Residents Parking
- Private Road
- Centrally Located







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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: C

## Leasehold Information:

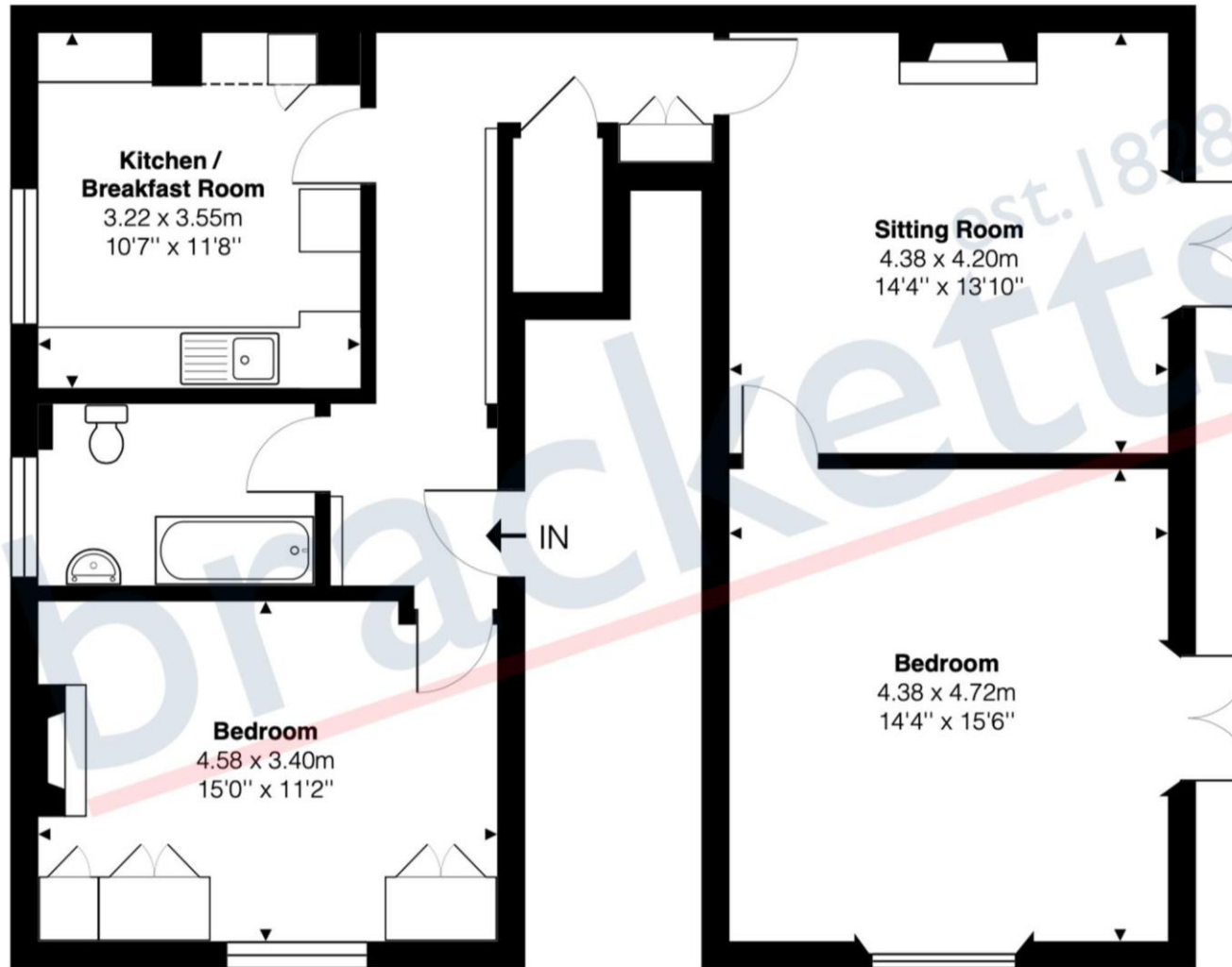
The property is Leasehold with a Share of Freehold

Lease Term: 999 years from 01 January 1970

Service Charge: Estimate £1,000 per annum



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		www.epc4u.com

Gross Internal Area Approx 86.4 sq m / 930 sq ft