



6 Lake Court, Medway Drive, Tunbridge Wells, Kent TN1 2FH

Guide Price £252,000 Leasehold

When experience counts...

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A two bedroom apartment in a modern development close to the town centre with attractive views over the pond at Grosvenor and Hilbert Park. A perfect apartment for first time buyers or investors looking for something modern, low maintenance and ready to move straight into. Situated in a desirable area with excellent public transport links, local amenities and nearby parks, this property offers convenience and tranquility. As you enter, you will find a spacious open plan kitchen / living room with a balcony giving views over Grosvenor and Hilbert Park, providing a versatile living and dining space for relaxing and entertaining, the kitchen is modern and well fitted with Shaker-style units. Both bedrooms are doubles providing ample space for comfortable living. The flat has a bathroom off the hall and an en suite in bedroom 1 offering privacy and convenience. There is the possibility of purchasing an additional private underground parking space – please contact Bracketts for further details. This property is perfectly suited for people who appreciate the benefits of a peaceful location while being close to transport links and local amenities. Contact us today to arrange a viewing.

- A Conveniently Located Apartment
- Views Over the Pond In Grosvenor & Hilbert Park
- 2 Double Bedrooms
- Main Bathroom & En Suite
- First Floor
- Close to Tunbridge Wells Town Centre
- Parking
- Secure Gated Development
- Balcony
- No Forward Chain





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 24 December 2009

Service Charge: £1,780 for 2023-2024

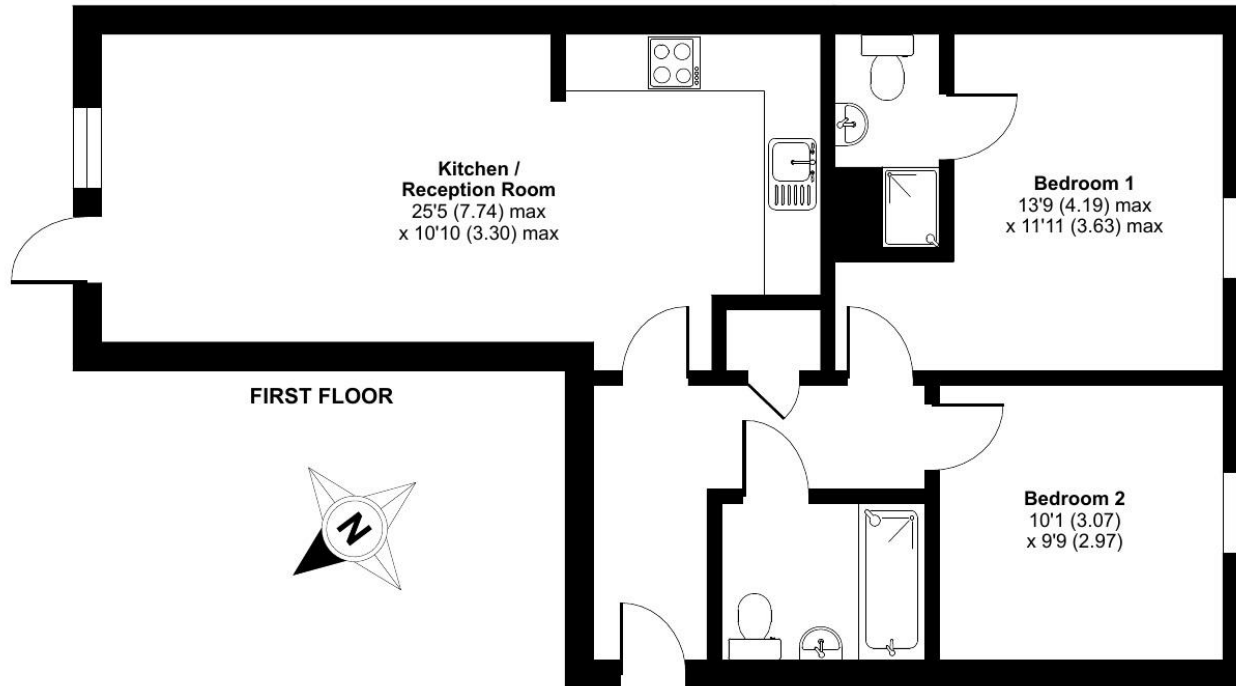
Ground Rent: £125 pa with no increase for the foreseeable future



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Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC