



Newton Road, Tunbridge Wells, Kent, TN1 1RU

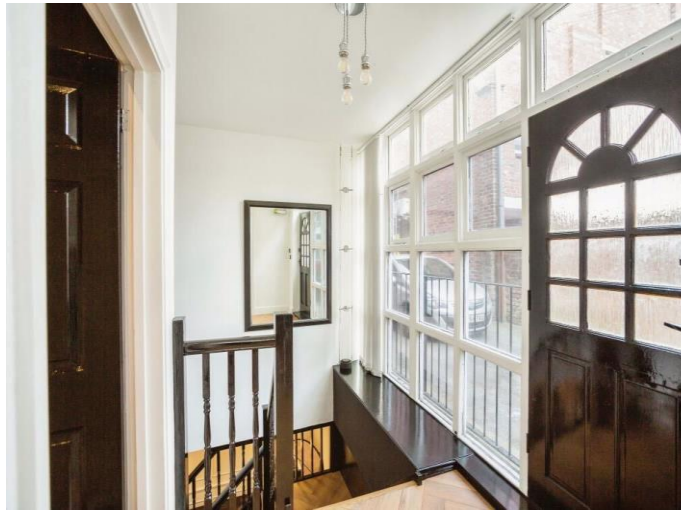
£235,000 Leasehold

When experience counts...

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Bracketts are delighted to offer for sale this newly refurbished, unusual flat located in central Tunbridge Wells. The property forms part of a converted warehouse split over two floors, the accommodation is made up of a good sized double bedroom and modern shower room on the ground floor and a large open plan living area on the lower level. The shower room and kitchen both have modern fittings and there is gas fired central heating. Perfect for first time buyers and a good buy to let option. The property comes with the benefit of two parking permits and visitor parking. We strongly recommend booking to view!

- Stylish One Bedroom Apartment
- Central Tunbridge Wells
- Tucked Away
- Two Permits for Parking and Visitors
- Newly Refurbished Throughout
- Open Plan Living Space
- Converted Warehouse





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:

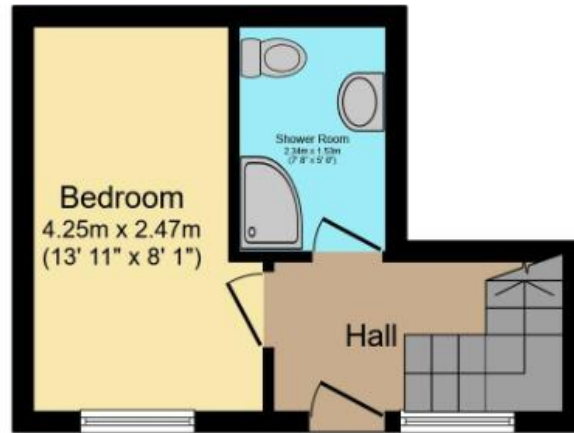
Lease Term: 125 years from 24 June 2001

Service Charge: £1,800 per annum

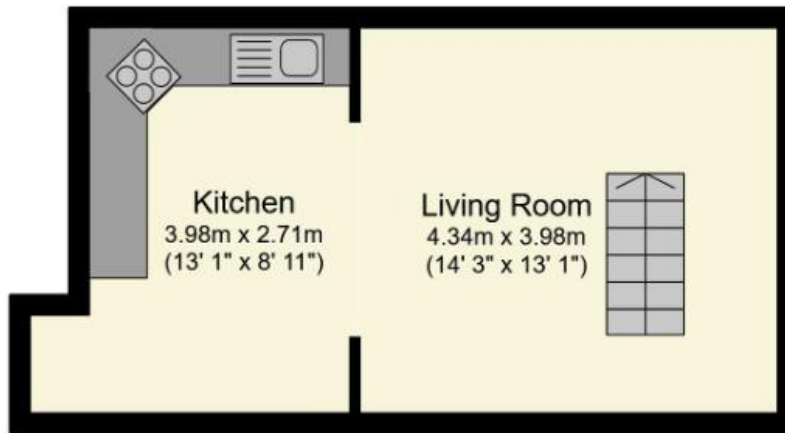
Ground Rent: £0



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Ground Floor



First Floor

Total floor area 46.7 m² (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	