



Flat 1b Everleigh, Bishops Down Road, Tunbridge Wells, Kent TN4 8XN

Guide Price £330,000 Share of Freehold

When experience counts...

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**bracketts**

A character, lower ground floor, two bedroom apartment in an excellent location with its own attractive entrance with wrought iron gate and a small patio area. There is a spacious entrance hall with large storage cupboard, a kitchen/breakfast room, a sitting room with open fire, study area and bathroom. The second bedroom has built-in wardrobes with a pull down double bed (recently fitted). Internally, the property offers spacious accommodation with the possibility to modernise and upgrade. Tucked away in this popular location near Tunbridge Wells Common, a walk to the Pantiles and the station, close to the Spa Hotel. Viewing is highly recommended.

- Character 2 Bedroom Apartment
- Lower Ground Floor
- Own Entrance
- Sitting Room with Fireplace
- Open Study Area
- Kitchen//Breakfast Room
- Popular Area, Tucked Away near the Spa Hotel
- On the Edge of Tunbridge Wells Common, next to a Dog Friendly Park
- Small Patio Area
- No Onward Chain





## 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 03 January 2014

Service Charge: £1,440 per annum

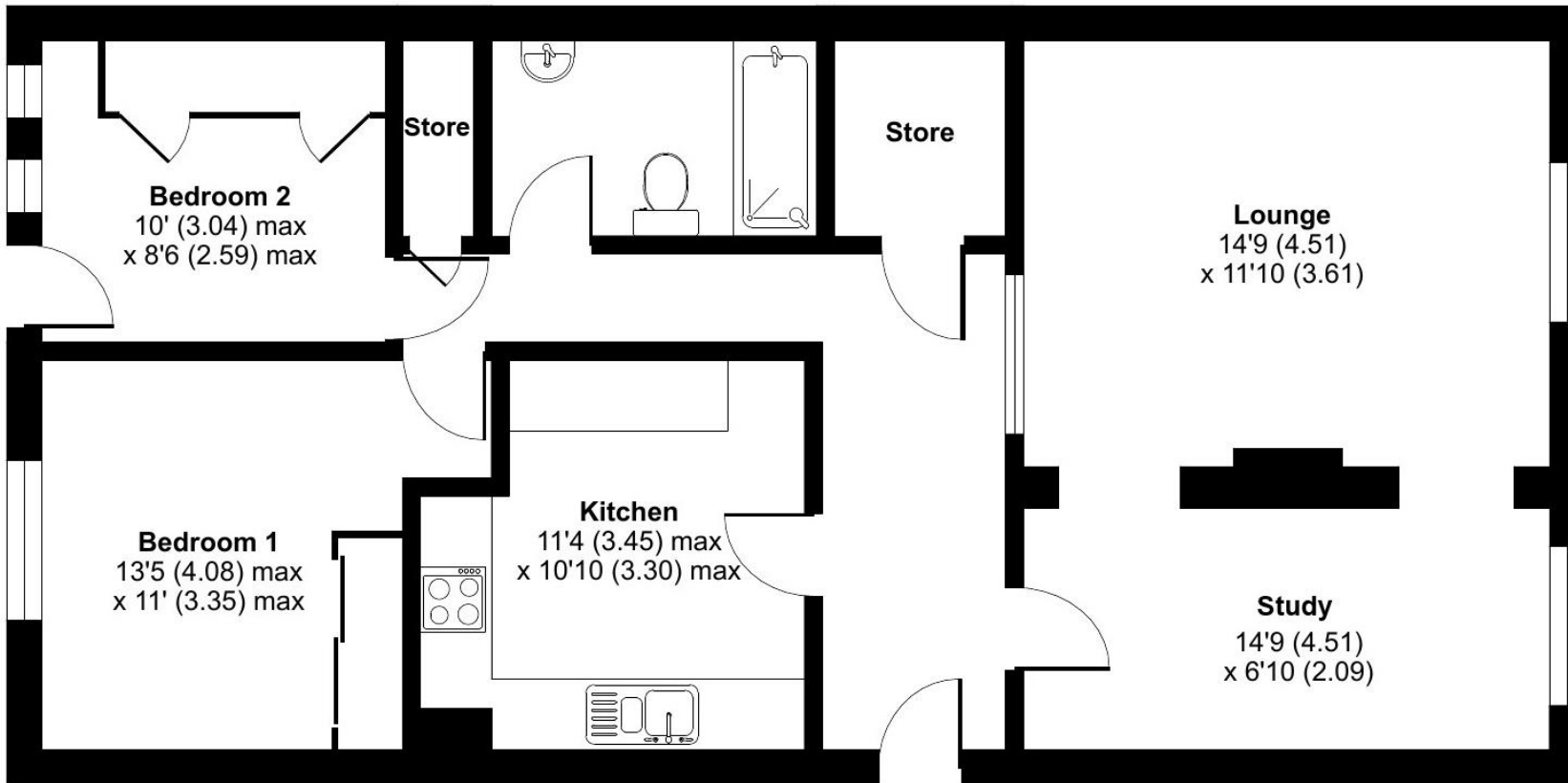


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Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	