



9 Park House, The Green, Tunbridge Wells, Kent TN2 3FT

Offers Over £300,000 Leasehold

When experience counts...

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An immaculately presented, high specification, two bedroom, two bathroom, second floor apartment, located in the popular Knights Park development built by the award winning developer, Dandara. This very light and spacious apartment comprises a large double aspect reception room with a balcony and fitted kitchen, two bedrooms, one with an en suite shower room, a further bathroom with bath and shower over and two large storage cupboards in the hallway. The entrance to the apartments opens onto a large open expanse of lawn, interspersed with trees. There is a convenience store and school within the development. The apartment comes with parking and visitors' parking can be found within the development.

- A Second Floor Light and Spacious Apartment
- 2 Bedrooms
- Main Bedroom with En Suite Bathroom
- Large Double Aspect Reception Room with Full Height Windows
- Well Fitted Kitchen with Integrated Appliances
- An Award Winning Development with Areas of Outside Space
- Walkable to High Brooms Station
- The Development has a Convenience Store and Primary School
- Lift
- Parking





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: D

Leasehold Information:

The property is Leasehold

Lease Term: 999 years from 01 January 2018

Service Charge: £2,192.00 per annum

Ground Rent: £250 per annum and understood to increase in 2034



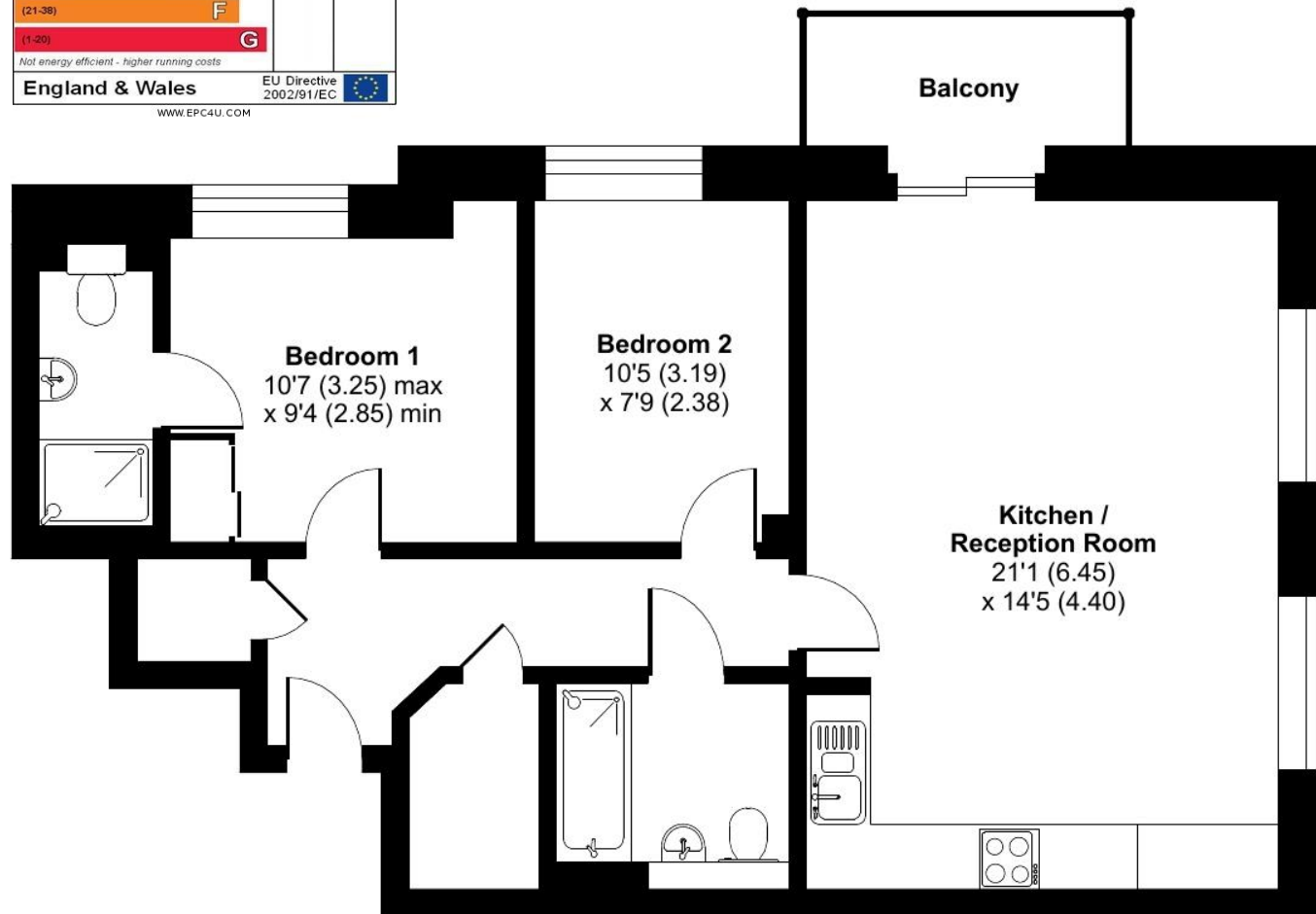
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| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| www.epc4u.com | | |

Approximate Area = 705 sq ft / 65.5 sq m

For identification only - Not to scale



SECOND FLOOR