



26 Chenies Close, Tunbridge Wells, Kent TN2 5LL

Guide Price £197,500 Leasehold

When experience counts...

est. 1828  
**bracketts**



Offered for sale free of any forward chain, this well proportioned, purpose-built apartment forms part of a popular development to the south of the town. The various buildings within Chenies Close are set around well stocked, mature gardens and the scheme has generous off road parking for residents and guests. The property is located about a mile south of Tunbridge Wells' town centre and the Pantiles, Common and mainline railway station. Nearby there are footpaths into the Kent & East Sussex countryside and access into Hargate Forest is about 0.5 of a mile away.

The apartment has a generous hallway, spacious living room, kitchen, two double bedrooms and a bathroom/WC. Outside, as referenced, there is off road parking and communal grounds. Viewing recommended.

- Well Proportioned, Purpose-Built Apartment
- Popular South Side of Town
- Spacious Living Room
- Kitchen
- 2 Double Bedrooms & Bathroom/WC
- Off Road Parking for Residents & Guests
- Well Stocked, Mature Communal Gardens
- No Onward 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: B

## Leasehold Information:

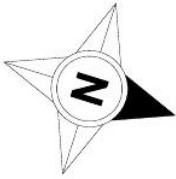
Lease Term: 215 years from 25 December 1981

Service Charge: £2,283.24 per annum

Ground Rent: £10.00 per annum

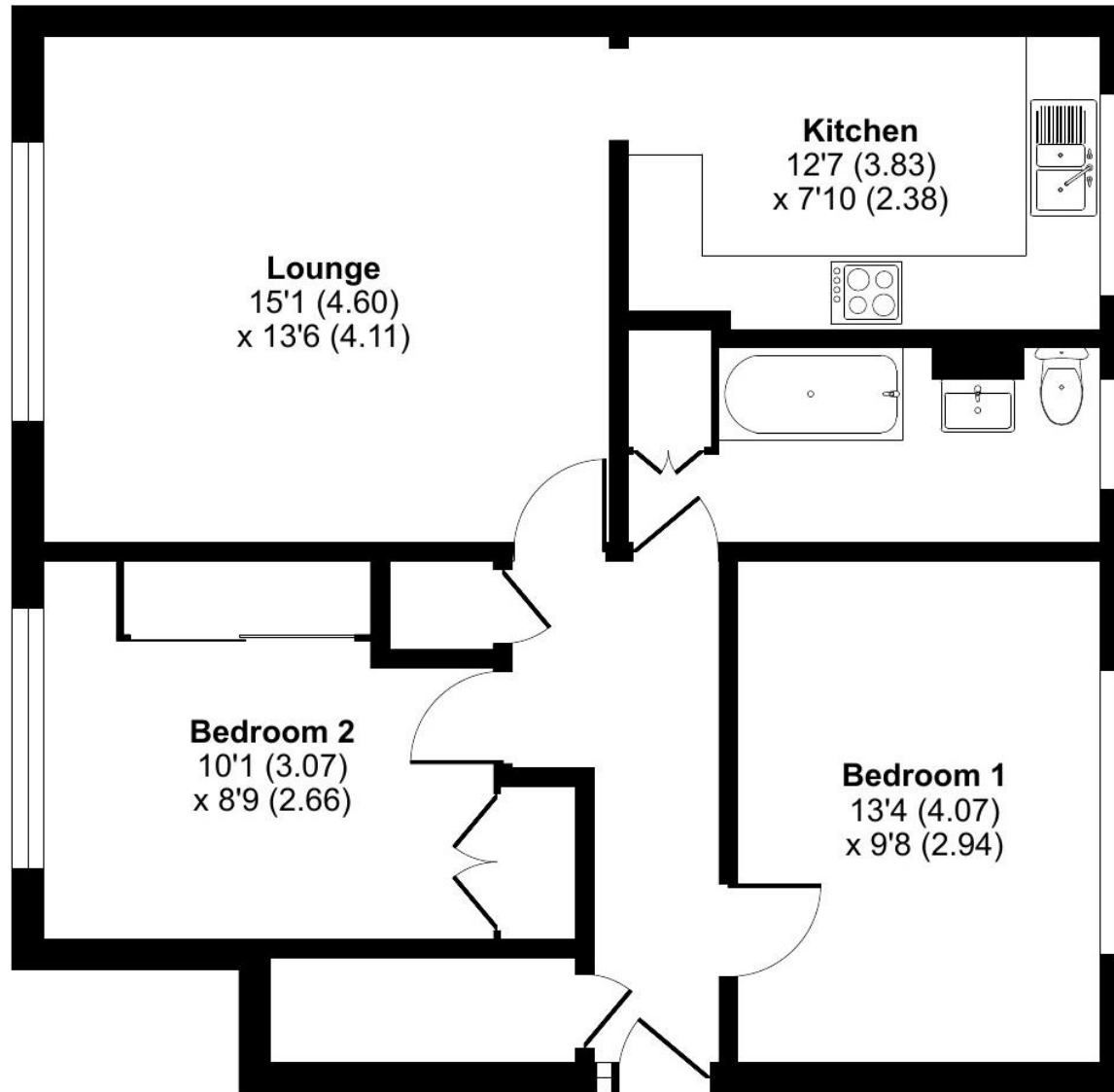


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Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		