



Flat C4 Park House, Park Road, Tunbridge Wells, Kent TN4 9JN

Price Range: £250,000 - £260,000 Share of Freehold

When experience counts...

est. 1828  
**bracketts**



Located on the first floor of this imposing double fronted Edwardian detached corner building set centrally within the St Johns area and within a few hundred yards of the St Johns Quarter with its various day-to-day amenities and approximately half a mile from the Royal Victoria Place shopping centre. This well presented apartment is approximately three-quarters of a mile from a mainline railway station that provides fast commuter services to London in under an hour. There is parking for residents (unreserved) at the rear. This apartment has gas central heating. There is a large bay window in the reception room with an open plan fitted kitchen. The smaller bedroom has a large arch top window to the front and the main bedroom has a large window to the side. The shower room is fully tiled, and has a modern white suite.

We recommend an early viewing for this chain free apartment.

- Imposing Corner Building
- First Floor
- Residents Parking
- 2 Bedrooms
- Stylish Modern Kitchen
- Central Location
- Good Decorative Order
- 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: B

## Leasehold Information:

The property is Leasehold with a Share of the Freehold

Lease Term: 999 years from 01 January 1980

Service Charge 2024: £2,003.54



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



First Floor Approx Internal Floor Area 606 sq ft (56.3 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		
www.epc4u.com		