



2 Beaumont Court, 25 Frant Road, Tunbridge Wells, Kent TN2 5GT

Guide Price £435,000 Leasehold

When experience counts...

est. 1828
bracketts

A spacious purpose-built two bedroom ground floor flat in this purpose-built property, built by Berkeley Homes. The property is located on the favoured south side of Tunbridge Wells and within walking distance of The Pantiles and Common and within 0.6 of a mile of Tunbridge Wells mainline railway station that affords commuter access to London in approximately 50 minutes and the South Coast in approximately 47 minutes.

This apartment is located on the ground floor at the rear of the building and boasts a 19'11" sitting room with bay window to the rear and a fireplace. The 14'11" kitchen / dining room has a good range of Shaker-style units with space for a dining table. There is a main bedroom with built-in wardrobes and en suite bathroom, plus a further bedroom and shower room. There is allocated parking and some lawned communal grounds.

Agent's Note: For transparency, this property is owned by a relative of a member of Bracketts' staff.

- A Ground Floor Apartment
- Attractive Purpose-Built Victorian Influenced Building
- Spacious and Well Presented Throughout
- Modern Kitchen / Breakfast Room with Appliances
- Large Living Room
- 2 Double Bedrooms
- 2 Bathrooms
- Gas Central Heating
- Off Road Parking
- No Forward 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: E

Leasehold Information:

Lease Term: 999 years from 01 May 2000

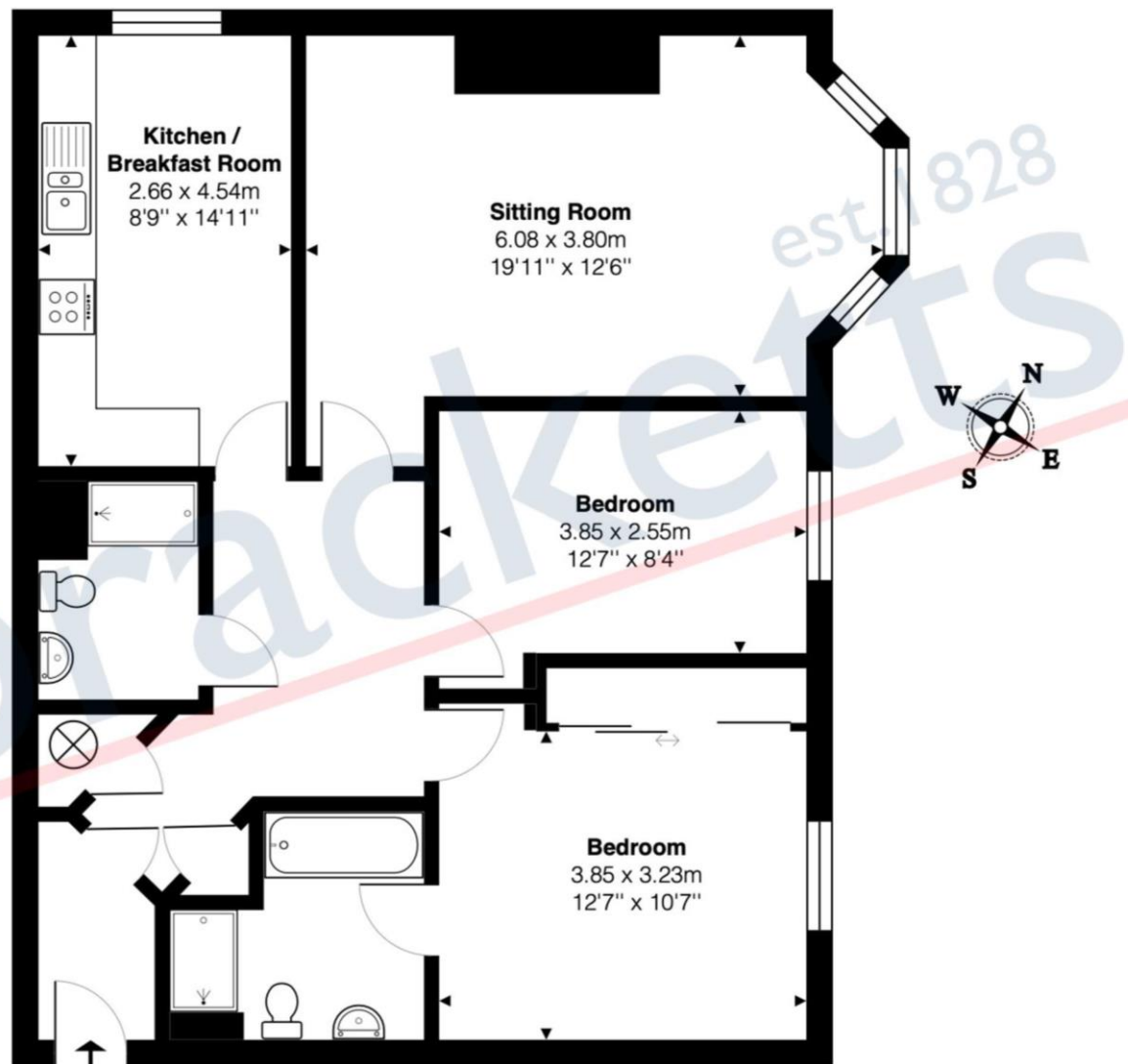
Service Charge January-December 2024: £3,216.40

Ground Rent: £250 per annum



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.

Gross Internal Area Approx 87.2 sq m / 939 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		