



3 Regal Gate, 1a High Street, Tunbridge Wells, Kent, TN1 1UL

£275,000 Share of Freehold

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this impressive one bedroom contemporary style apartment in a gated complex just near to the station. The property is situated on the first floor of this group of just four apartments with a shared entrance and stairs to first floor. Throughout the property there is lots of natural light due to the amount of large windows. The presentation is fresh with a modern neutral finish. There is a large open plan Living Room /Kitchen with wood effect laminate flooring with fully fitted units, integrated appliances: Fridge, freezer, washer dryer, electric oven & hob. The principle bedroom has built in cupboards and a bathroom with a shower over the bath. Electrical central heating and good double glazing. The property is offered for sale with no forward chain!! * Agent Note: there is no allocated parking space to this property.

- Beautiful Apartment
- Near to The Station
- Boutiques & Restaurants Surrounding
- Contemporary Style
- Integrated Appliances
- Wired For Sky+
- Electronic Gate & Entry Phone
- Central Location
- Council Tax & B EPC D





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:

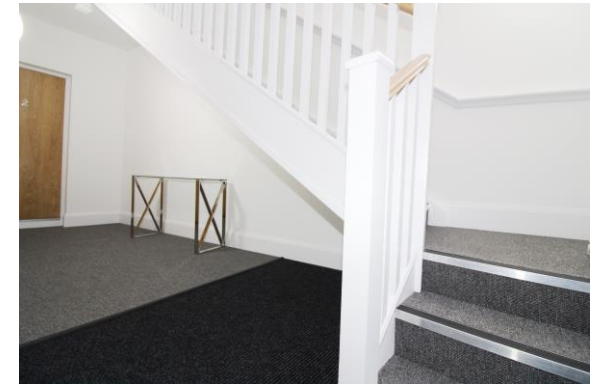
Council Tax Band: B

Leasehold Information:

Lease Term: 125 years from and including 1 January 2018

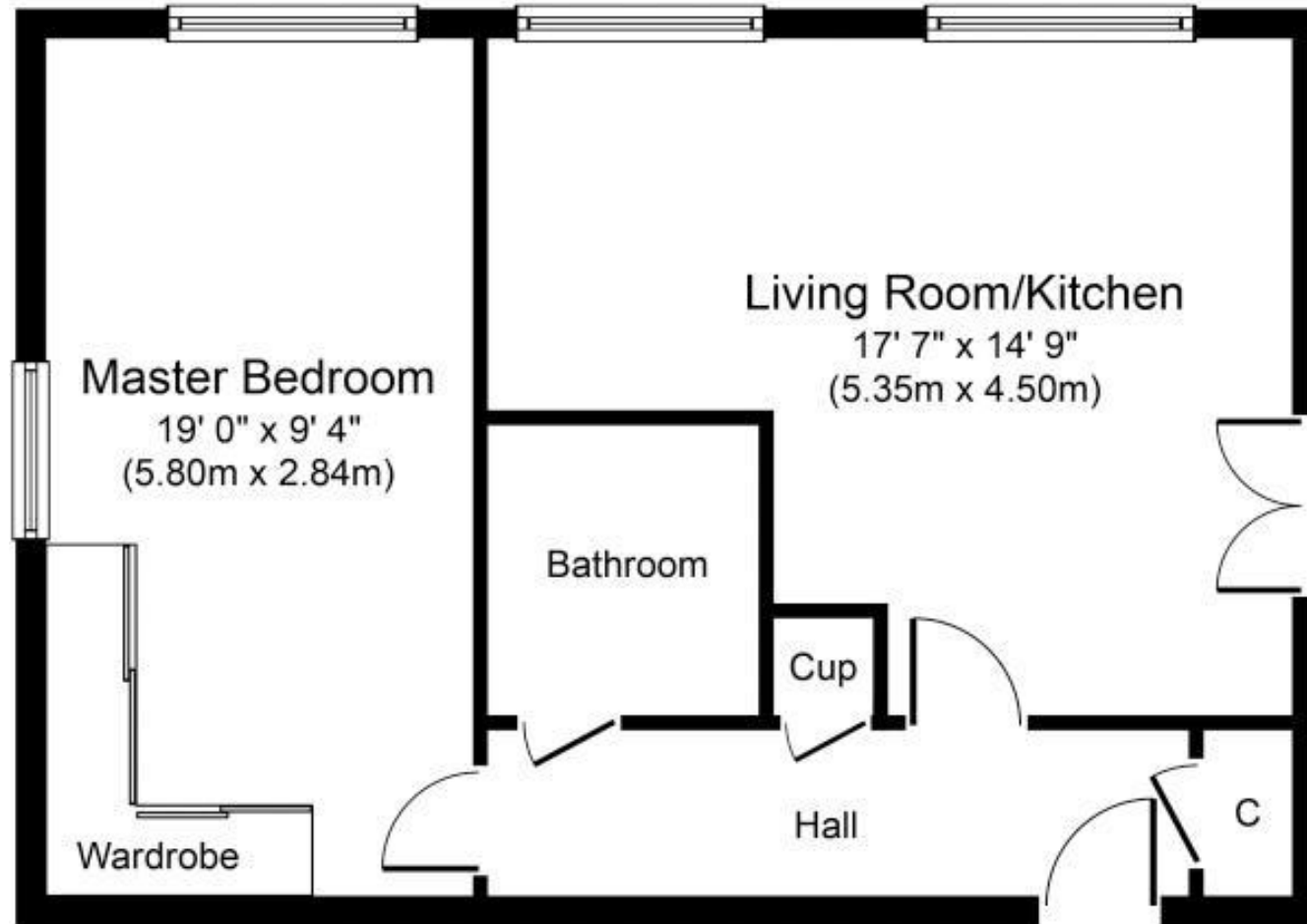
Service Charge: £708 per annum

Ground Rent: £0



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.

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Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)

Illustration for identification purposes only, measurements are approximate, not to scale.

