



18 Victoria House, Court Royal, Eridge Road, Tunbridge Wells TN4 8HT

Monthly Rental Of £1,300 Leasehold

When experience counts...

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bracketts

A superb top floor retirement apartment for the over 55s. Located on the top floor and enjoying a pleasant outlook over the central courtyard and circular fountain, is this neutrally presented two reception room apartment with stylish kitchen, open plan to the reception room and dining room. There is electric heating and a modern bathroom.

There is a Concierge (9am - 3pm daily) with its own courtesy bus for the use of the residents. The building is serviced with a lift and security entry system. There are attractive communal gardens and allocated parking.

- Lift or Stairs to the 2nd Floor
- 2 Reception Rooms
- Large Windows
- Pleasant Outlook
- Fitted Kitchen
- New Carpets
- Allocated Parking
- Concierge
- Double Glazing
- 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: D

Leasehold Information: The property is Leasehold

Lease Term: 125 years from 01 April 2001

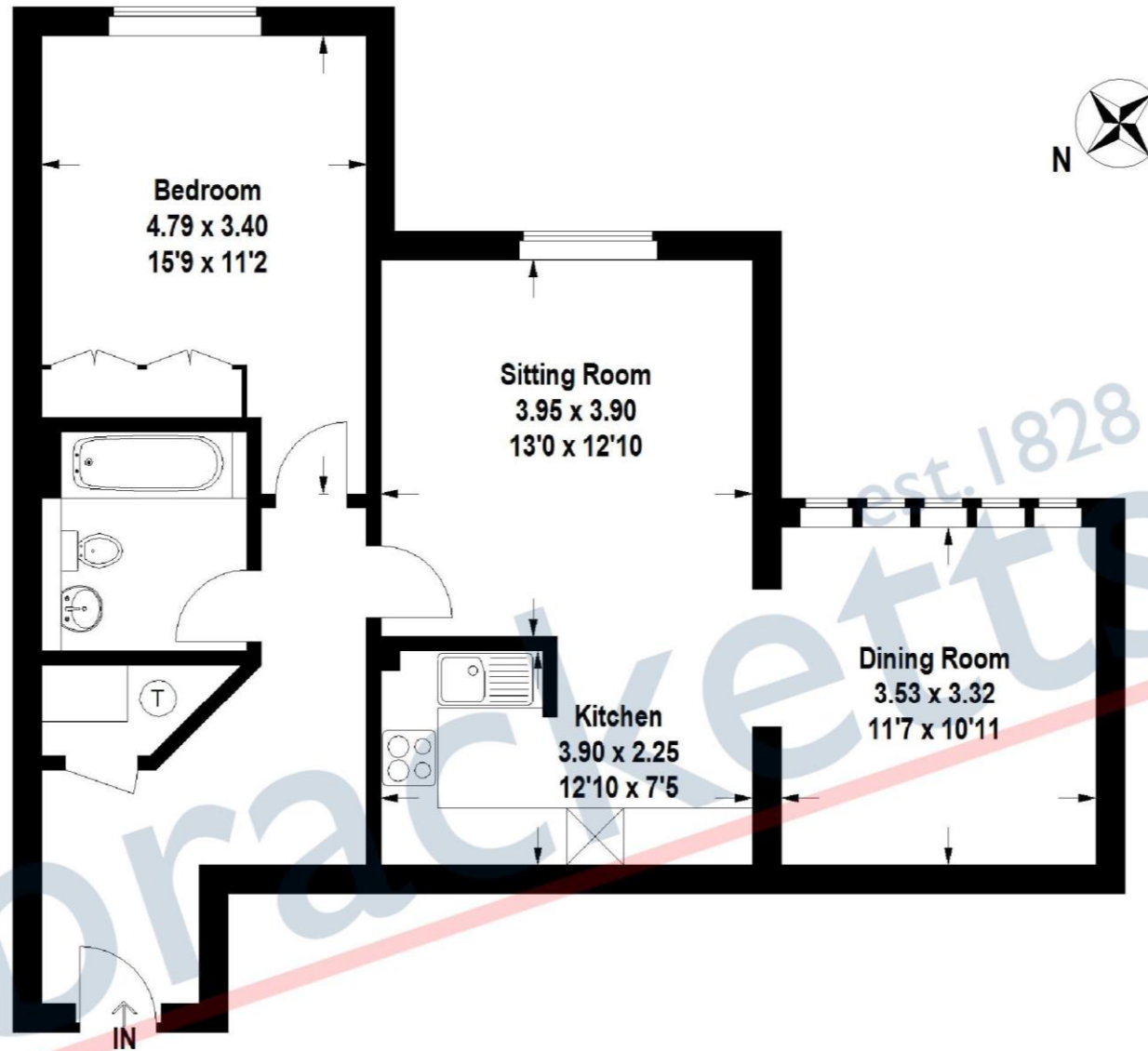
Service/Maintenance Charge: £3,900 per annum to include the Concierge, upkeep of the gardens, cleaning and vehicle lease, buildings insurance

Service/Maintenance Charge: £3,306 per annum

Ground Rent: £500 per annum.



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Approx Internal Floor Area 760 sq ft (70.6 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	