



9 Time Square, Lime Hill Road, Tunbridge Wells, Kent, TN1 1BE

Guide Price £325,000 - £350,000 Leasehold

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est. 1828  
**bracketts**



A stylish and contemporary two double bedroom apartment situated in a highly desirable central location. This second-floor property benefits from its close proximity to local amenities, being just a one-minute walk to the Victoria Centre and a five-minute walk to the station. The apartment is light and airy throughout and offers modern presentation. The apartment comprises two double bedrooms, one with an ensuite shower room, a family bathroom, and a luxury fitted kitchen equipped with a dishwasher, fridge/freezer, and washing machine. The kitchen opens into a generously sized reception room, creating a perfect space for modern living. For convenience, the building offers a lift to all floors and includes underground parking for one vehicle. This property has no forward chain.

- Central Town Location
- 2 Double Bedroom
- 2 Bathrooms
- Fitted Kitchen to include appliances
- Recently Decorated
- Underground Parking
- Residents Lift
- No forward 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: D

## Leasehold Information:

Lease of 999 years started in 2018

Maintenance: £2986 per annum

Ground Rent: £200 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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