



20 Court Royal, Eridge Road, Tunbridge Wells, Kent TN4 8HT

Guide Price £270,000 Leasehold

When experience counts...

est. 1828
bracketts

Superb Ground Floor Apartment for Over 55s

Situated at the rear of Court Royal, this beautifully presented ground floor apartment offers a peaceful setting, well back from the road, with the added benefit of a private terrace. The spacious accommodation includes a bright, open plan dining/reception room leading seamlessly to a well fitted kitchen with integrated appliances. There are two double bedrooms, with the principal benefiting from an en suite shower room, plus an additional modern shower room.

An allocated parking space is conveniently located at the rear of the building, with easy rear access. Residents also enjoy the convenience of a concierge service available on Monday, Wednesday, and Friday from 9 am to 2 pm.

- Ground Floor Apartment
- Two Double Bedrooms
- Two Modern Bathrooms
- Private Terrace
- Pretty Communal Gardens
- Over 55's Only
- Allocated Parking Space
- 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: D

Leasehold Information:

The property is Leasehold

Lease Term: 125 years from 01 April 2001

Service Charge: £2,116.97 per half year

Ground Rent: £467.21 per half year

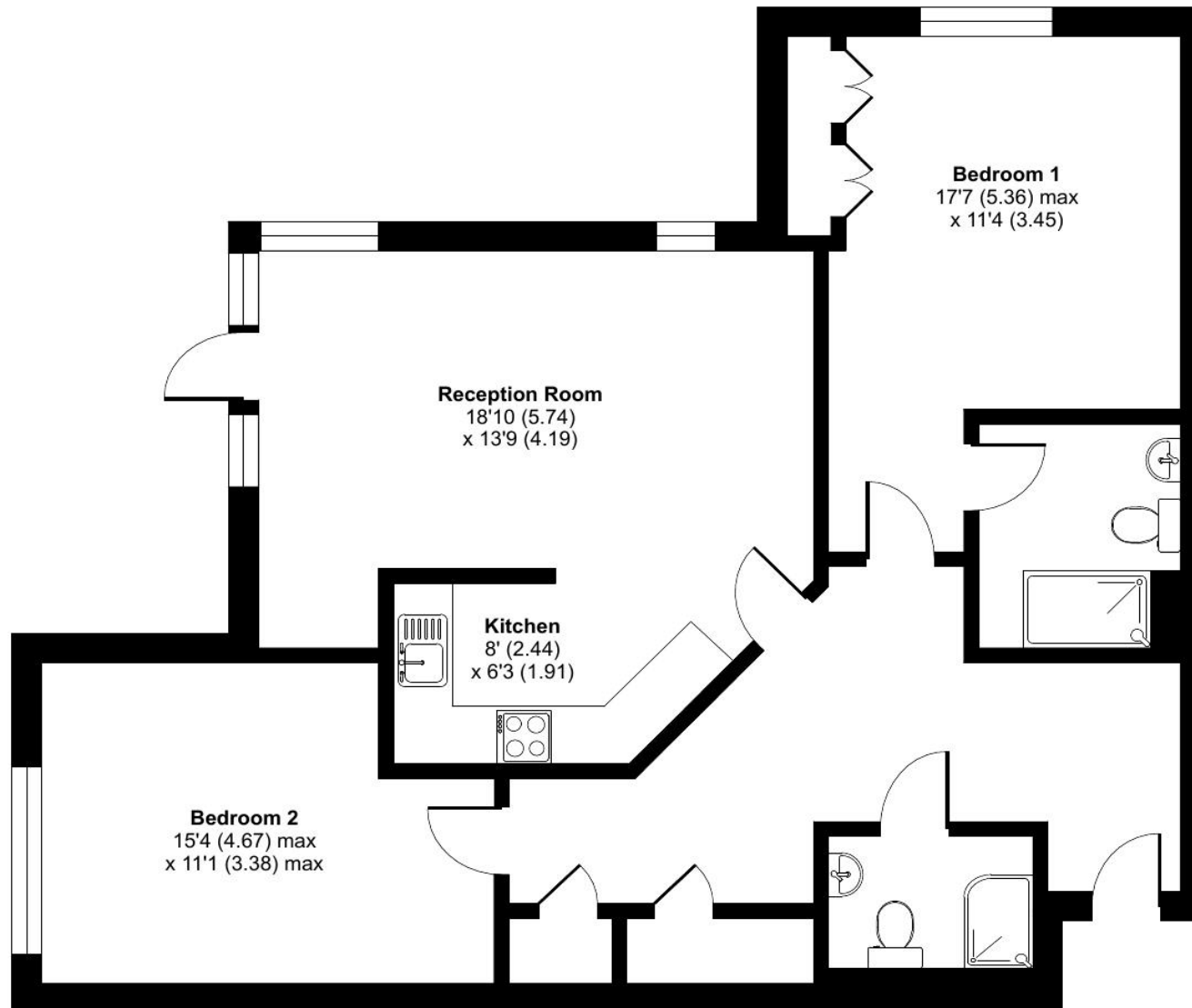


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.



Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GROUND FLOOR

