



3 Lake Court, Medway Drive, Tunbridge Wells, Kent TN1 2FH

Guide Price £235,000

When experience counts...

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Offered for sale a well-proportioned purpose-built ground floor apartment that is offered for sale free of any forward chain. This property forms part of a popular gated development and enjoys delightful views from its reception room across a park and recreational facilities, which include lakes, running tracks among other amenities. With access from the communal entrance hall front door accesses a hallway with storage cupboard, a large bright living room, door to a terrace with pleasant views across the pond and park, fitted kitchen area with an L-shaped sweep of working surface, assorted appliances, base units and wall storage cupboards. The principal bedroom has an en suite shower and WC, there is a second double bedroom and a bathroom and WC. The property, which has recently been redecorated, has brand new floor coverings and carpets. It is considered to make an ideal retirement home, a first-time purchase, or an investment opportunity. The property is well positioned for access to Royal Tunbridge Wells town centre and High Brooms Railway Station, both of which are about a mile away. As previously mentioned, there is access into Hilbert Recreation Ground close by.

- Purpose built apartment
- Ground floor location
- No forward chain
- Gated development
- Living room with balcony
- Kitchen area with integrated appliances
- Main bedroom with en suite
- Second bedroom
- Family Bathroom
- Gated scheme





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.

Tenure and Outgoings

Lease: 125 years from 24 December 2009

Ground Rent: £250 per annum

Service Charge: £2,673 per annum

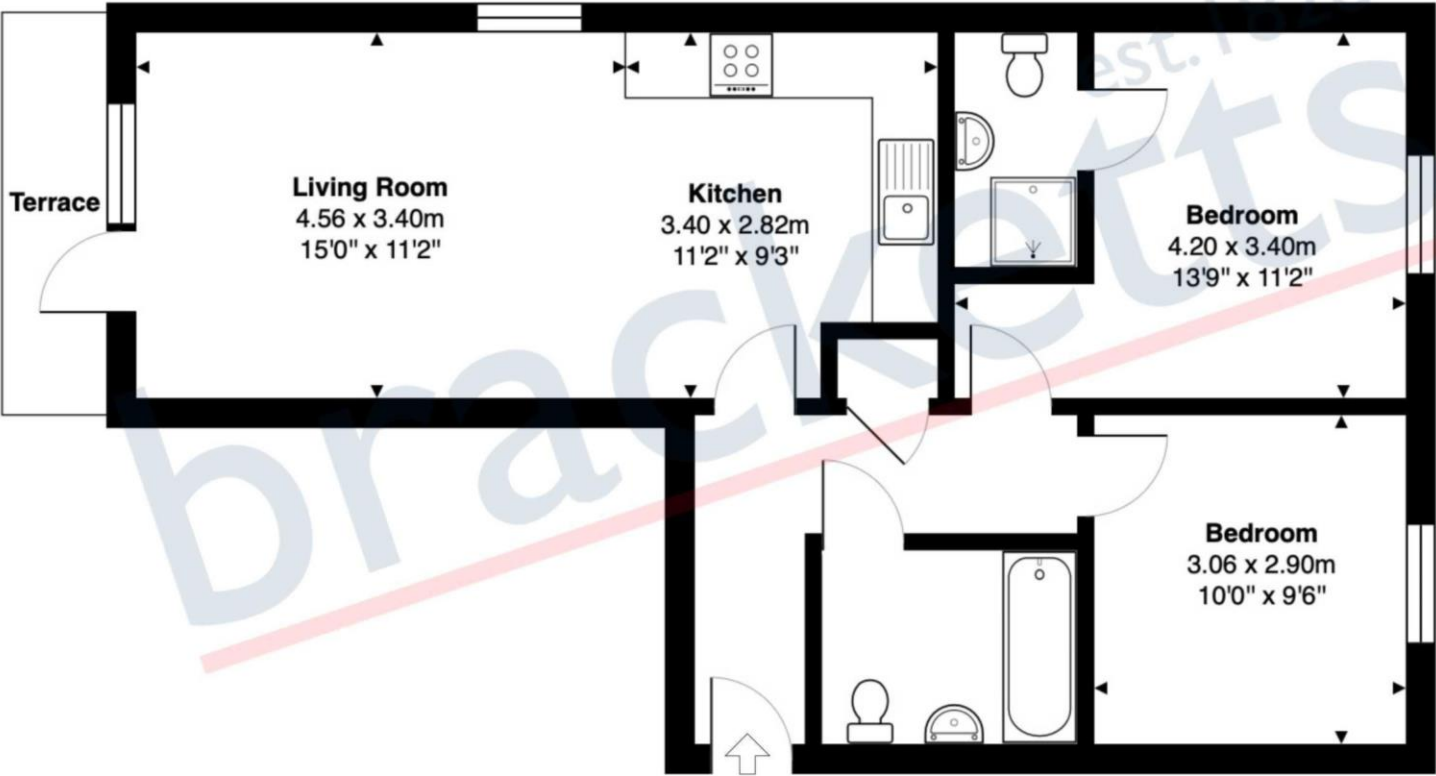
Additional Information:

Council Tax Band: D



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Gross Internal Area Approx 58.5 sq m / 630 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

