



3 Park House, Kingswood Road, Tunbridge Wells, Kent TN2 4BP

Price Range: £300,000 - £325,000 Leasehold

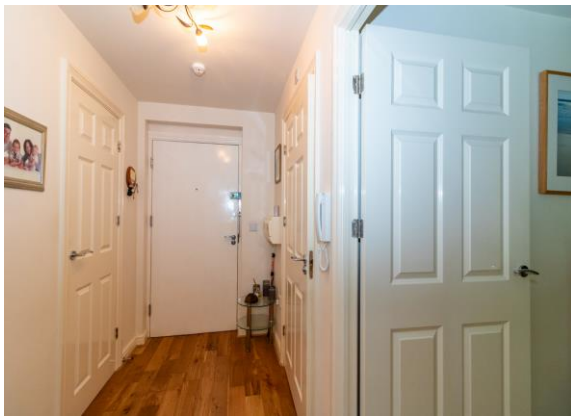
When experience counts...

est. 1828
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A well-presented ground floor apartment with direct garden access, set within a sought-after development for the over 55s. Situated to the east of the town centre, this spacious ground floor apartment enjoys the benefit of its own private terrace, which leads directly onto beautifully maintained communal gardens — a standout feature with their well-stocked borders and tranquil setting. The accommodation includes an entrance hall, a bright dual-aspect reception room with a south-facing window and French doors opening onto the terrace, and a well-equipped kitchen area featuring a ceramic touch-control hob, white electric oven, tiled splashbacks, and worktop lighting. There are two bedrooms, both with high-quality built-in wardrobes; the principal bedroom benefits from an en suite shower room. In addition, there is a separate shower room with a white suite, large walk-in shower, and ceramic tiled flooring. Residents of Park House enjoy a wide range of facilities, including a House Manager, a welcoming communal lounge which adjoins the conservatory and opens onto the garden, a laundry room with washing, drying and ironing facilities, and a ground floor guest suite (chargeable) with twin beds and an en suite shower room. Further benefits include unallocated residents' parking, an internal communal bin system, and a friendly, welcoming community atmosphere.

- Age 55 + only
- Ground floor
- Central location
- Residents parking
- Own patio area
- Communal garden
- 2 bedrooms
- Shower-room, plus en-suite shower- room
- Residents lounge and laundry
- 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:

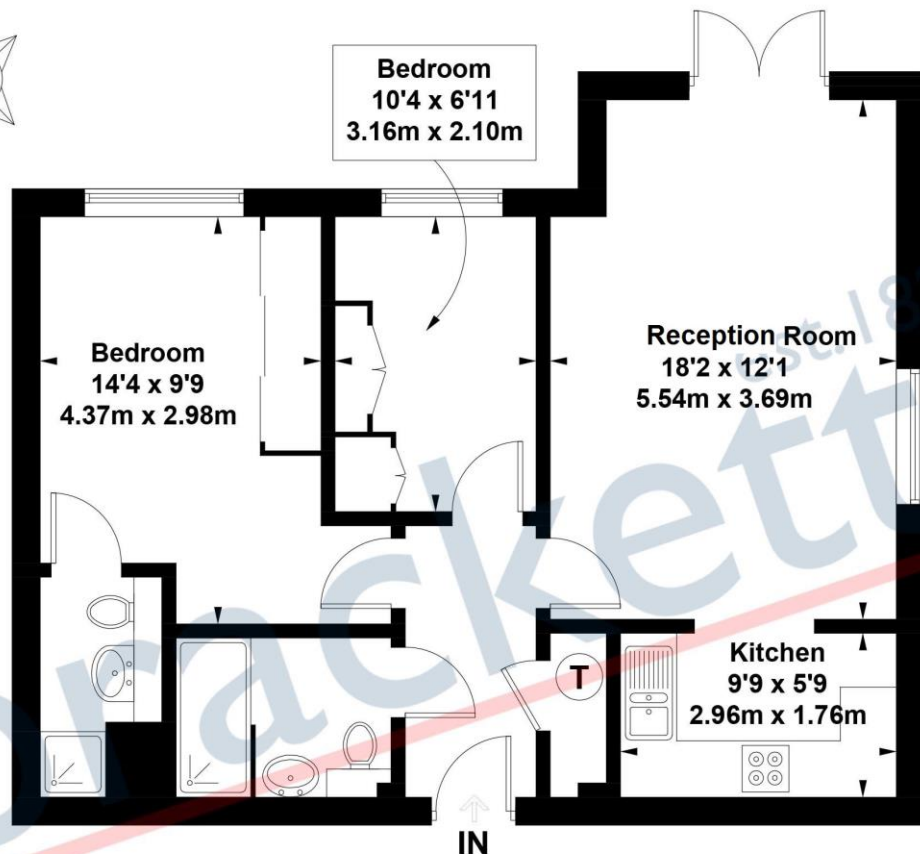
Lease 299 years from 24 June 2010

Ground Rent: £250 per annum

Service Charge: £3,580



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Ground Floor Approx Internal Area
655 sq ft (60.9 sq m)

3 Park House, Kingswood Road, Tunbridge Wells

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	