



46A Pantiles, Tunbridge Wells, Kent TN2 5TW

Price Range: £275,000 - £295,000 Leasehold

When experience counts...

est. 1828  
**bracketts**

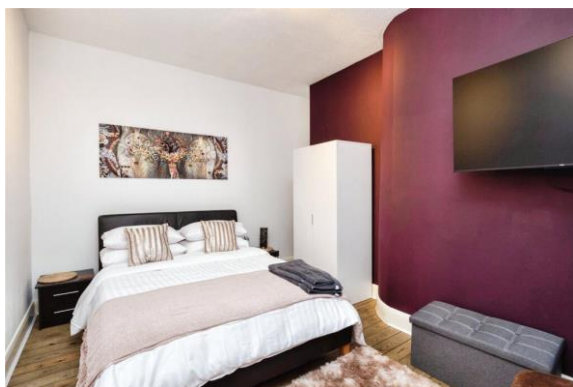


Price Range £275,000 - £295,000. We are delighted to offer for sale this spacious two bedroom ground floor apartment which forms part of a striking Grade II Listed building, located within the famous Pantiles, (conveniently accessed from London Road). The property is beautifully presented and offers a stylish and contemporary home opposite The Common and is ideally located for a buyer who wants to be in the heart of Tunbridge Wells. The railway station is just a 10 minute walk. The historic Pantiles with its famous colonnades is situated on the favoured south side of the town and is quintessentially synonymous with historic Tunbridge Wells and provides a full calendar of leisure events, particularly during the summer months where it plays host to the local farmers market and jazz evenings, whilst its selection of restaurants, cafes and bars make it a popular place to meet and sample the atmosphere of this vibrant and busy spa town. There is NO ONWARD CHAIN. Viewing advised.

- Ground Floor Apartment
- Historic Pantiles Address
- 10 Mins to Mainline Station
- Opposite the Common
- 2 Double Bedrooms
- Well appointed Bathroom
- Large Kitchen / Reception / Diner
- Central Location
- Stylish Interior
- 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 and including 16 January 2013

Service Charge: £2,634.40 per annum

Ground Rent: £100 per annum

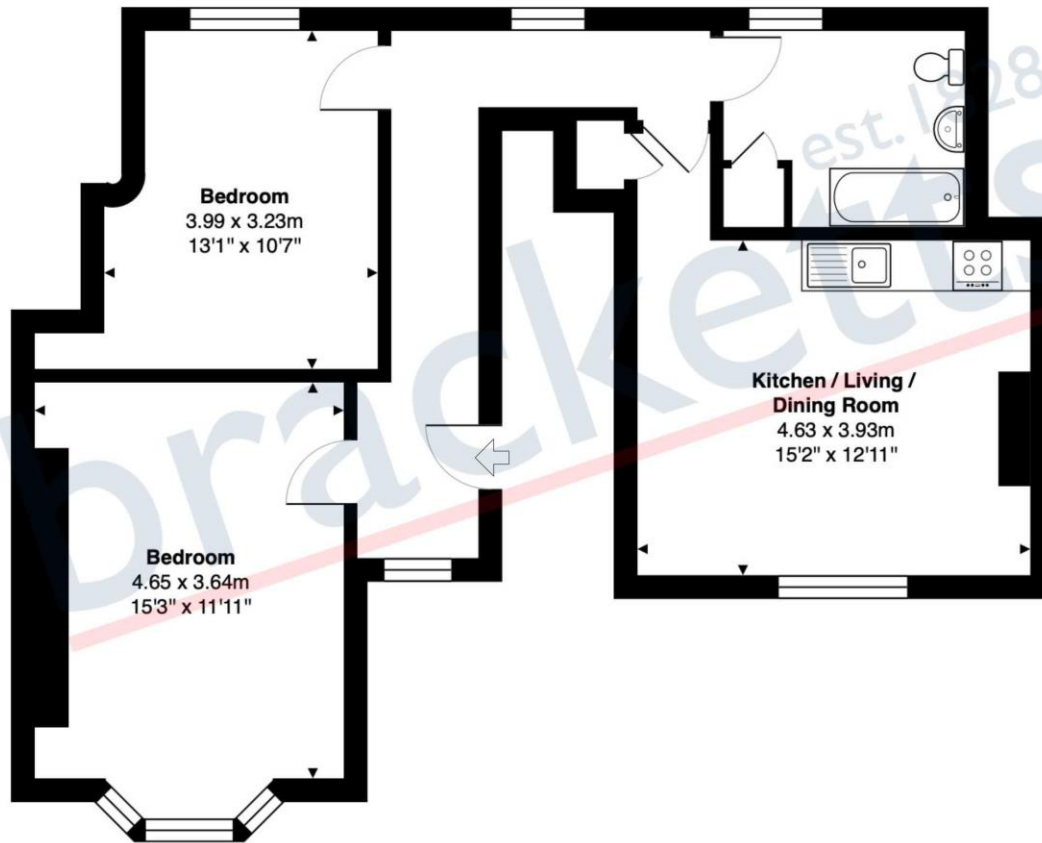
Current Buildings Insurance: £637.84 per annum



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.

# Flat A, 46 The Pantiles, Tunbridge Wells

Gross Internal Area Approx 67.9 sq m / 731 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.