



8 Sandrock House, Sandrock Road, Tunbridge Wells, Kent TN2 3PZ

Price Range: £250,000 - £265,000 Share of Freehold

When experience counts...

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Located on the first floor of this attractive, purpose-built block and above the secure parking, is this spacious open plan one bedroom apartment coming to the market with no onward chain.

The open plan lounge / dining room is open plan to the kitchen and, in turn, opens onto a large private balcony.

In addition to the apartment's own balcony is a communal rear garden. The property has a allocated parking in the undercroft car park, use of a lift and generous visitors' parking spaces to the front of the main block.

We recommend an early viewing.

- First Floor Flat
- 1 Bedroom
- Open Plan Lounge/Diner/Kitchen
- Large Private Balcony
- Communal Gardens
- Allocated Parking
- Stylish Interior
- Close to Dunorlan Park
- Good Access to Town & Mainline Station
- No Onward 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: C

## Leasehold Information:

The property is Leasehold with a Share of the Freehold

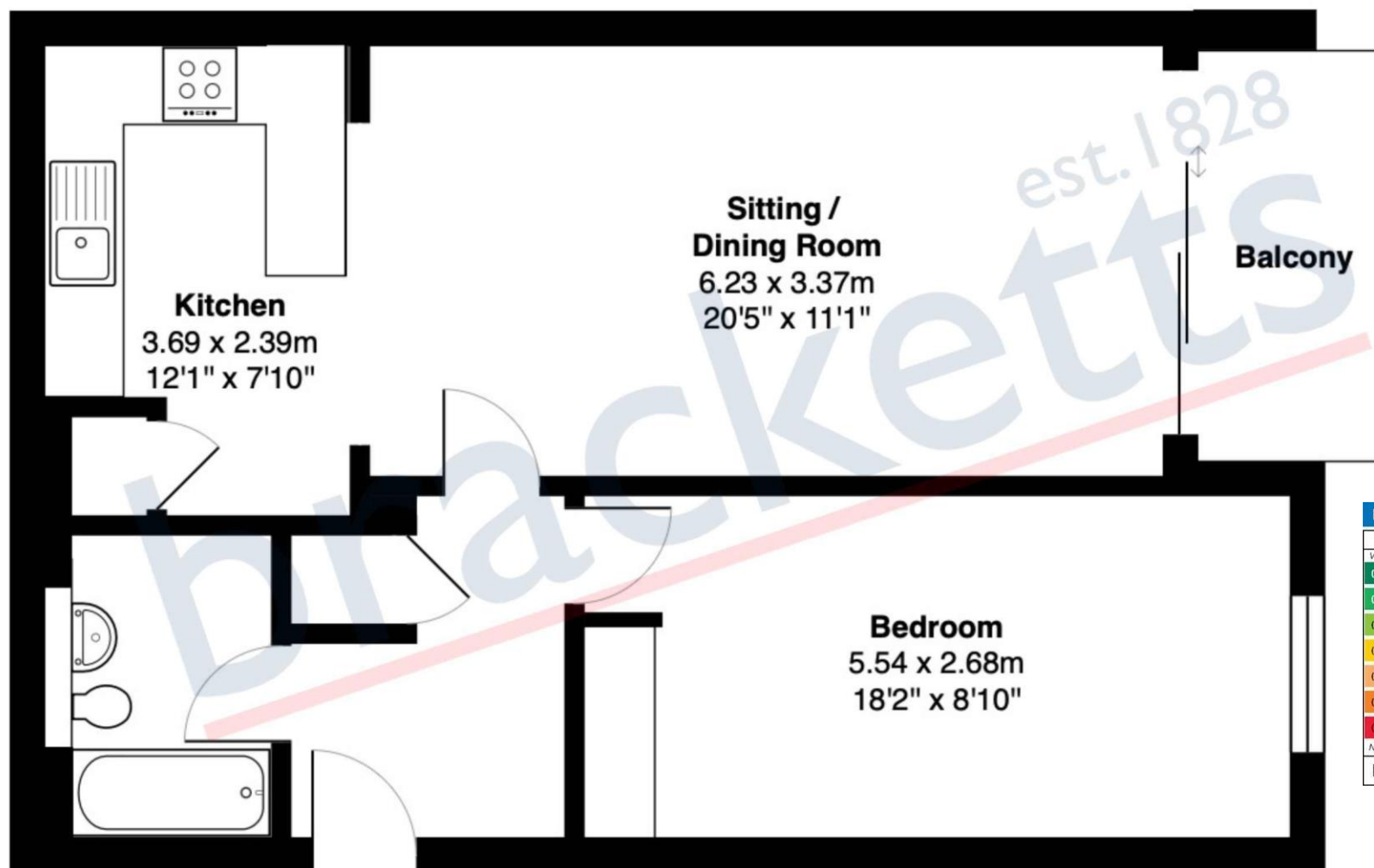
Lease Term: 150 years from 01 January 1989

Service Charge: £2,096.28 per annum



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Gross Internal Area Approx 57.3 sq m / 616 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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