



1 bed flat to buy in TN2

Sherwood Road, Tunbridge Wells, TN2 3LB

£90,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ On street parking nearby.
- ✓ Light and bright.
- ✓ Walking distance to train station and town centre.
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• ***CHAIN-FREE*** LeGrys is pleased to market this spacious one bedroom ground floor apartment in Sherwood Road, Tunbridge Wells- perfectly located just a short walk from the mainline train station and Tunbridge Wells town centre. This apartment benefits from a fitted kitchen, living room, large storage/study room and an well-presented bathroom. Outside there is a communal green to the front and communal clothes drying areas to the side.

Entering this building an entry phone system gives access to the communal hallway which leads to front door. Once inside you are welcomed by a lengthy hallway with room to hang up all your coats and kick off your shoes. The first door on the right of the hallway is a large storage room/study with a cupboard housing meters and has a fitted carpet.

On your left is the spacious double bedroom with a large window bringing in lots of sunlight and offering a pretty view. This room also benefits from a night storage heater, fitted carpet and plenty of room for free standing furniture.

The next door to the left of the hallway is the generous sized living room with a wooden mantle, electric fireplace and night storage heater. This room benefits from having plenty of space for big sofas and tv unit along with a pleasant view over the communal green at the front.

To the end of the property is the kitchen with its lovely blue décor and white cupboards. This kitchen has a large worktop area perfect for incorporating a breakfast bar. The kitchen also benefits from a large cupboard, free standing electric cooker with plenty of space for a fridge and washing machine.

The last room being the bathroom is of neutral décor. Included with the bathroom is a W. C, basin and a bath with shower over.

To the side of the building is a communal outside space with washing lines for drying clothes. To the front of the building is the communal green area.

Lease- 16th December 1991- 90 years remaining

Annual Ground Rent- £10

Service Charge- N/A

Block Management- Town and Country Housing

Council Tax Band- A £1580 as per Tunbridge Wells Borough Council Website

Location

Tunbridge Wells is home to a number of well-regarded schools the closest being St. Matthews and St Johns Primary and nearby Secondary schools include Skinners Grammar School, Tunbridge Wells Boys Grammar & Tunbridge Wells Girls Grammar, (TWGGS). Aside from the Grammar schools, there are a number of other choices including the Bennett Memorial Diocesan School, St Gregory s Catholic School and the Skinners Academy.

The property is well situated for a range of shops and services close by with many of the well-known high street retailers in the Royal Victoria Place Shopping Centre as well as the more individual independent shops and restaurants in both Tunbridge Wells High Street, High Brooms, Southborough High Street as well as the historic Pantiles. High Brooms Main Line Train Station is just a short Walk Away!

For leisure, Knights Park offers a multi-screen cinema complex, a bowling alley and health/fitness club for those looking for activities close by as well as a number of Parks and recreation grounds to include Colebrook Recreation Grounds, Grosvenor and Hilbert and Dunorlan Park, all offering a range of activities depending on your p. Further facilities are available on the fringes of the town and in the surrounding countryside for a range of activities such as golf, cycling, horse riding, sailing and many others.

Transport links from Sherwood Road are excellent with High Brooms Main Line Station just a short walk away offering a regular service to London (to the North) and Hastings (to the South). The A21 is easily accessible just north of Southborough which gives access to the coast (to the South) and the M25 (to the North). Gatwick Airport is also within easy reach being around 25 miles away.

Council Tax Band: A

Tenure: Leasehold (90 years)

Ground Rent: £10 per year

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £10.00

Price: Starting Bid £90,000

Property Type: Flat

Parking: On Street

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

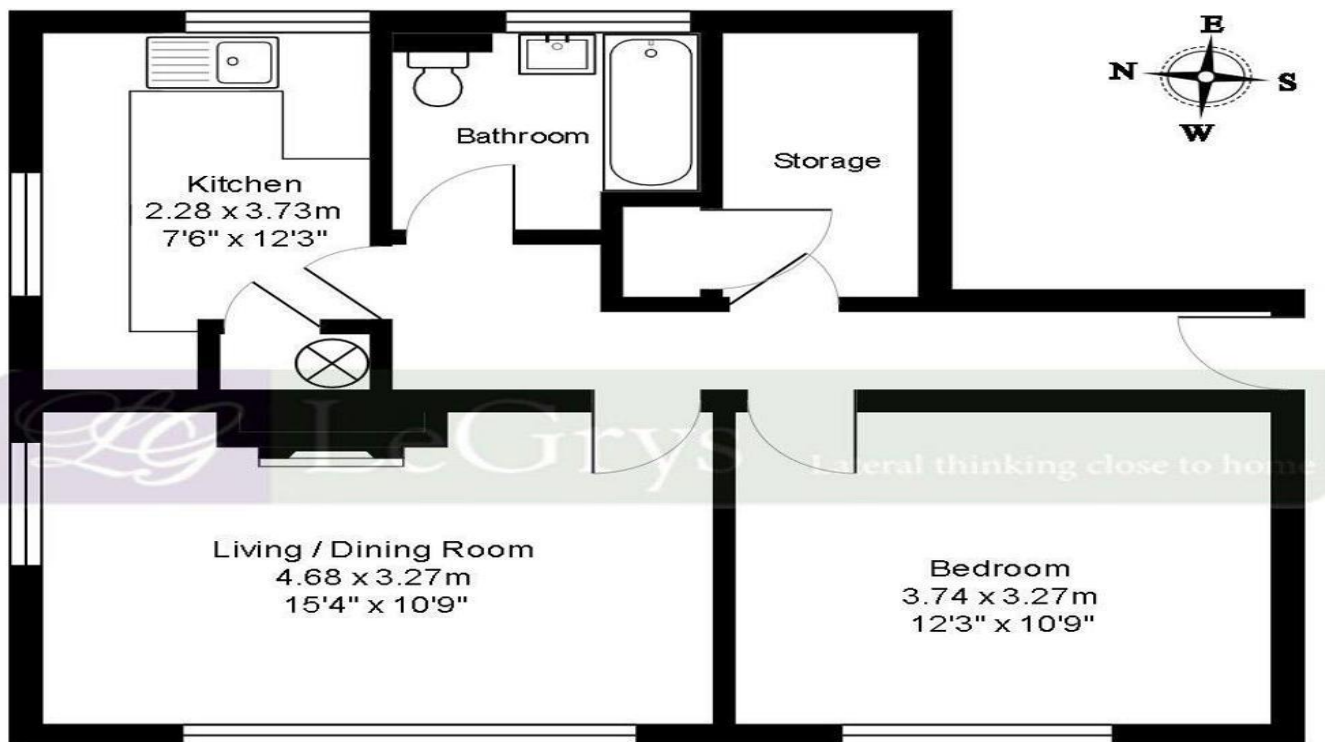
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

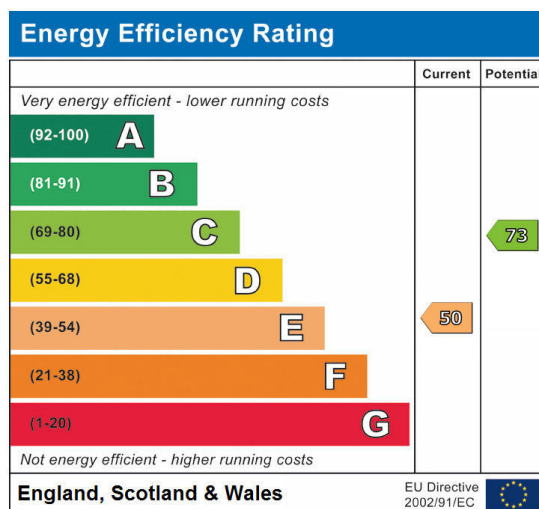
Mobile signal coverage: Good



Ground Floor Flat

Total Area: 54.9 m² ... 591 ft²

All measurements are approximate and for display purposes only



Sherwood Road, Tunbridge Wells, TN2 3LB

Contact your local branch today for more information on this property:

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