



3, 13 Broadwater Down, Tunbridge Wells
Price £225,000

DOORKNOBS



A stunning one bedroom ground floor apartment with the benefit of a private garden and allocated parking. Set within one of the most favoured and desired areas of Tunbridge Wells with its close proximity to the Mainline Station and The Pantiles.

Price £225,000



Location

This property is situated in one of the most sought after roads in Tunbridge Wells with its wide tree lined roads and little passing traffic. Being on the south side of town, the local amenities can be found within walking distance, such as the famous Pantiles, with its farmers and foreign food markets and their Jazz evenings throughout the summer.

Also within walking distance is the Town Centre which can be located in a

15 minute walk. The mainline station is within a 10 minute walk from the property with its regular service running to London Bridge, Canon Street, and London Charing Cross, all which can be reached in around a 50 minute journey.

Description

On entrance to the property you come through to the entrance hall with a storage cupboard housing the washing machine and a separate w.c.

On entry to the living room you are immersed within the charm of this apartment with its high ceilings, and light room with patio doors leading to your own private courtyard garden. An archway then leads onto the kitchen which has been fitted with a range of floor and wall hung cream fronted units with a wood effect worktop. Appliances include a fridge, oven, hob and dishwasher.

The bedroom is a fantastic size which has been neutrally decorated with cream carpets and a large sash window overlooking the private garden. A door then leads onto the en-suite bathroom, which comprises of a bath with a shower above, hand basin and w.c, with cream stone effect tiling to the walls and floor.

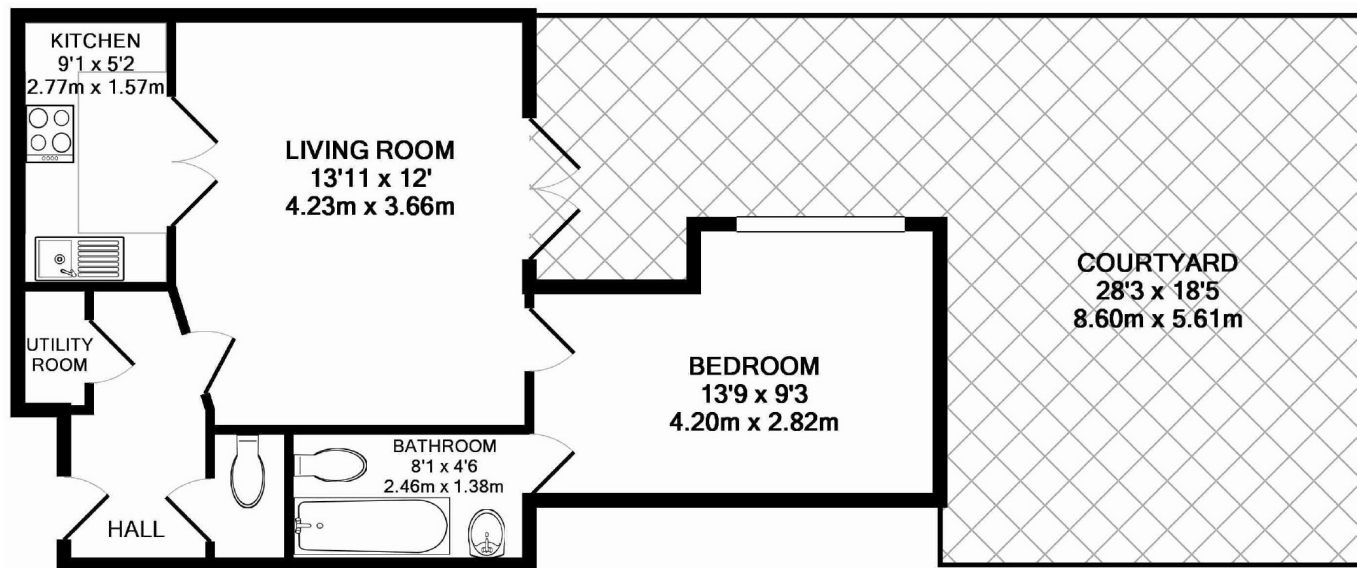
Externally

This property has the benefit of a private courtyard garden as well as the use of the communal grounds to the front of the property.

Lease Information

The property is leasehold with a 115 years remaining. The current ground rent is currently at £300 per annum and the service charge is currently at approximately £400 per annum which includes the building insurance.





TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	80
		EU Directive 2002/91/EC	



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